

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Wednesday, January 4, 2023

9:00 AM

1101 E 1st St Sanford, FL 32771 Room 3024 or Hybrid Zoom Option

Development Review Committee

DRC

1. 9 A.M. INTERNATIONAL PARKWAY (365) - SITE PLAN [2022-7445](#)

PRE- APPLICATIONS

2. 9:20 A.M. SOUTH SEMINOLE INDUSTRIAL PARK EXPANSION-
PRE-APPLICATION [2022-7447](#)
3. 9:40 A.M. STONEWALL PLACE (2846) - PRE- APPLICATION [2022-7449](#)
4. 10 A.M. ARBOR SCHOOL - PRE-APPLICATION [2022-7451](#)
5. 10:20 A.M. SCOOTERS COFFEE - PRE-APPLICATION [2022-7452](#)
6. 10:40 A.M. MEDICAL OFFICE - PRE-APPLICATION [2022-7453](#)
7. 11 A.M. NORTH RONALD REAGAN BLVD (6781) - PRE-APPLICATION [2022-7466](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

8. I-4 INDUSTRIAL PARK, 4th SECTION (LOT 2) - SITE PLAN [2022-7446](#)
9. COMUNIDAD SIERVOS DE CRISTO VIVO - PRE-APPLICATION [2022-7450](#)
10. THE GOOD POUR MARKETPLACE - PRE-APPLICATION [2022-7454](#)
11. CITY CHURCH OF ORLANDO - SPECIAL EXCEPTION [2022-7494](#)



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7445

Title:

9 A.M. INTERNATIONAL PARKWAY (365) - SITE PLAN

Project Number:

22-06000044

Project Description:

Proposed Site Plan for new parking lot, drainage, and landscaping on 0.56 acres in the M-1A Zoning District

Project Manager:

Doug Robinson (407) 665-7308 (drobinson3@seminolecountyfl.gov)

Parcel ID:

07-20-30-300-002A-0000

BCC District:

5-Herr

Applicant:

Vincent Wolle (407) 488-1823

Consultant:

Al Tehrani, PE (407) 948-0811

RECEIVED

OCT 05 2022

Planning & Development Division

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

paid 10-13-22

SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-06000044

Doug
DEC 11.9.22

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME:	365 INTERNATIONAL PKWY		
PARCEL ID #(S):	07-20-30-300-002A-0000		
DESCRIPTION OF PROJECT:	NEW PARKING LOT, DRAINAGE AND LANDSCAPE		
EXISTING USE(S):	VACCANT	PROPOSED USE(S):	OFFICE/ WAREHOUSE
ZONING:	<i>M-1A</i>	FUTURE LAND USE:	<i>IND</i>
TOTAL ACREAGE:	<i>0.56</i>	BCC DISTRICT:	<i>5-Herr</i>
WATER PROVIDER:	SEMINOLE COUNTY	SEWER PROVIDER:	SEMINOLE COUNTY
ARE ANY TREES BEING REMOVED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(IF YES, ATTACH COMPLETED ARBOR APPLICATION)
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA:	<u>5620</u>	NEW BUILDING AREA:	<u>0</u>
EXISTING PAVEMENT AREA:		NEW PAVEMENT AREA:	<u>8431</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:	<u>0.24</u>		
(TOTAL SQUARE FEET OF NEW ISA <u>5651</u> / 1,000 = <u>5.651</u>) x \$25 + \$2,500 = FEE DUE:	<u>\$2,641.27</u>		
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	<i>\$ 2,641.25</i>		
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: VINCENT WOLLE	COMPANY: CENTRAL FLORIDA LENDING LLC
ADDRESS: 108 COMMERCE STREET, SUITE 200	
CITY: LAKE MARY	STATE: FL ZIP: 32716
PHONE: 407-448-1823	EMAIL: CREmanager@gmail.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: AL TEHRANI, PE	COMPANY: TEHRANI CONSULTING ENGINEERING
ADDRESS: 622 PEACHWOOD DR	
CITY: ALTAMONTE SPRINGS	STATE: FL. ZIP: 32714
PHONE: 407-948-0811	EMAIL: tehraniconsultingengineering@gmail.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): CENTRAL FLORIDA LENDING LLC
ADDRESS: 108 COMMERCE STREET, SUITE 200
CITY: LAKE MARY STATE: FL ZIP: 32716
PHONE: 407-448-1823 EMAIL: CREmanager@gmail.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

SIGNATURE OF AUTHORIZED APPLICANT

10/05/22

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, William Roosa, the owner of record for the following described property (Tax/Parcel ID Number) 07-20-30-300-002A-000 hereby designates AL TEHANI, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

10/14/22

 Date

William Roosa

 Property Owner's Signature

William Roosa

 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Roosa (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 14th day of October, 2022.



Julie Olejars

 Notary Public



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/13/2022 3:47:05 PM
Project: 22-06000044
Credit Card Number: 37*****2007
Authorization Number: 255743
Transaction Number: 131022C1D-DFDE2CF5-8EAA-4D84-B1E9-DCE035BCFA5F
Total Fees Paid: 2675.71

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	34.46
SITE PLAN	2641.25
Total Amount	2675.71

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will not automatically be scheduled for your item; one must be requested. Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Thursday, 12/28/2022, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM), IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	INTERNATIONAL PARKWAY (365) - SITE PLAN	PROJ #: 22-06000044
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/13/22	
RELATED NAMES:	EP AL TEHRANI, PE	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	07-20-30-300-002A-0000	
DESCRIPTION	NEW PARKING LOT, DRAINAGE AND LANDSCAPE	
NO OF ACRES	0.56	
BCC DISTRICT	5-ANDRIA HERR	
CURRENT ZONING	M-1A	
LOCATION	SOUTHEAST OF INTERNATIONAL PARKWAY AND MAINTENANCE POINT	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
VINCENT WOLLE 108 COMMERCE ST SUITE 200 LAKE MARY FL 32746 (407) 448-1823 CREMANAGER@GMAIL.COM	AL TEHRANI, PE 622 PEACHWOOD DR ALTAMONTE SPRINGS FL 32714 (407) 948-0811 TEHRANICONSULTINGENGINEERING@GMAIL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review

system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please provide the calculation for this on the landscape plan.	Not Met
2.	Buffers and CPTED	Based on information available at this time and the land use intensity of the site, a 0.2 opacity buffer is required on the west. Staff recognizes the constraint of the site in terms of area for landscaping. Please see sec. 30.1290 and sec. 30.1291 for alternative options.	Not Met
3.	Buffers and CPTED	The landscape plan must include a table that indicates the length, width, plant unit selection and calculation for each buffer. Please also indicate the number of existing and proposed plants within each buffer.	Not Met
4.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Not Met
5.	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Not Met
6.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Not Met
7.	Planning and Development	Parking spaces are required to be 10 x 20. Please revise. SCLDC Sec. 30.1221. Please show the dimensions of all proposed parking spaces.	Not Met
8.	Planning and Development	Site access, parking and the provision to allow a dumpster are proposed in a nonexclusive access and parking easement between Central Florida Lending, LLC and the owner of the easement - Seminole County. The site plan cannot be approved until the easement agreement with Seminole County is executed.	Not Met
9.	Planning and Development	Sheet C401: Under "Development Data", please revise the existing zoning to read M-1A, not M-A1.	Not Met

10.	Planning and Development	Sheet C401: Under "Development Data", the proposed zoning says Planned Development (PD). A rezone would need to be completed prior to a site plan being approved. There is a record of a withdrawn PD application from the 2016-2017 time period.	Not Met
11.	Planning and Development	Please list landscape and irrigation plans on C101 - Cover Page.	Not Met
12.	Planning and Development	Irrigation Plan: Please revise notes one (1) and six (6) to reflect Seminole County requirements. Please indicate the location of the rain sensor, which must be located in an uncovered area. SCLDC Sec. 30.1231	Not Met
13.	Planning and Development	Landscape and Irrigation Plans: Please read and comply with SCLDC Sec. 30.1231, including listing square footage of all proposed water use zones.	Not Met
14.	Planning and Development	Please show all setbacks on Sheet C401 - Site Plan.	Not Met
15.	Planning and Development	Sheet LA2: Note 11, use of Bermuda Grass - is inconsistent with use of Bahia grass as proposed on Sheet LA1. Please correct.	Not Met
16.	Planning and Development	Sheet C401- Site Plan: Please show the location of the loading zone for the proposed warehouse use.	Not Met
17.	Planning and Development	Wheel stops or curbing may be required if parking spaces do not meet the minimum 10 feet x 20 feet required dimensions. SCLDC Sec. 30.1230(a)(4)	Not Met
18.	Planning and Development	Please indicate new dumpster location or confirm if the existing dumpster location is to be used for this site.	Not Met
19.	Planning and Development	PROXIMITY TO TRAIL CORRIDOR: Site access is proposed across the Seminole Wekiva Trail. Please indicate any measures that would be taken to provide ADA access to and ensure a safe crossing of the access point. Seminole County Trails Protection - SCLDC Sec. 190.97	Not Met
20.	Public Safety - Addressing	The 911 map and zip code layer provided to the County indicates this is Lake Mary 32746. USPS.com zip code with address search also indicates this is Lake Mary. Please correct the city name from Heathrow, to Lake Mary 32746, on the 001 C101 Cover.pdf; and 005 C401 Site Plan.pdf . Ensure the side bars of the page are also corrected.	Not Met
21.	Public Safety - Fire Marshal	NO PARKING Signage and/or yellow stripping for all fire department appliances, FDCs, fire hydrants and fire department lanes and turn arounds shall be provided in accordance with NFPA 1, 18.2.3.5 (2018) Please provide at curb at the fire hydrant.	Not Met
22.	Public Safety - Fire Marshal	Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met
23.	Public Safety - Fire Marshal	A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.	Not Met
24.	Public Safety - Fire Marshal	Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
25.	Public Safety - Fire Marshal	Additional Comments may be generated upon resubmittal.	Not Met
26.	Review Coordinator	The survey must be digitally signed, sealed and verified by a 3rd party certificate authority if it is being submitted electronically. If this is not available, you may submit one set of the survey to our office that has been signed and sealed with an original seal and signature. Please note there is an additional fee for our office to upload paper submittals on behalf of the applicant.	Met

27.	Review Coordinator	DIGITAL SIGNATURES - The following requirement pertains to all State Licensed Professional Engineers, Architects, Landscape Architects, and Professional Surveyors and Mappers: **Digital signatures must contain a security certificate that has been issued through a 3rd Party Certification Authority. Certificates may be purchased through any 3rd Party Certification Authority whose certificate is for digital signing of electronic files that the signer has been paid to produce for a client for the purpose of approval of development and/or construction. **The following verbiage is required to accompany the digital signature image and must be placed in the area where a file would normally be signed and sealed if in hard copy: 1) This file has been signed electronically using a digital signature. 2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. For specific signing requirements, visit the County Digital Signature web page at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.shtml If you would like the County to check that your digital signature meets all requirements prior to submitting any work, please use the Digital Signature Delivery form at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.shtml	Met
28.	Review Coordinator	The drawings must be digitally signed, sealed and verified by a 3rd party certificate authority if it is being submitted electronically. If this is not available, you may submit one set of the drawings to our office that has been signed and sealed with an original seal and signature. Please note there is an additional fee for our office to upload paper submittals on behalf of the applicant.	Met
29.	Review Coordinator	The 3rd party digital stamp on the boundary survey is not valid. The survey needs to be restamp with a valid 3rd party stamp.	Met
30.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf f Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
31.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
32.	Buffers and CPTED	Please see the example materials provided in the "resources" folder to aide in landscape plan submittals.	Informational
33.	Planning and Development	The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Informational
34.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Informational
35.	Planning and Development	INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.	Informational
36.	Planning and Development	INFORMATIONAL: A separate permit (issued by the Building Division) is required for signage.	Informational
37.	Planning and Development	One of the elevations appears to be labeled incorrectly and needs to be changed to west.	Informational
38.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational

39.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of signage. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
40.	Public Works - Impact Analysis	The proposed use of the site is expected to generate less than 50 peak hour trips based on ITE Trip Generation data. A traffic impact analysis is not required at this time.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Corrections Required	
Public Safety - Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	Corrections Required	Diane Koschwitz 407-665-5190 (Lake Mary)
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Works - Engineering				
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF
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		MEMBERS FOR FURTHER REVIEW:
12/28/2022	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya Athanas, Doug Robinson,
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com

Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafil.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7447

Title:

9:20 A.M. SOUTH SEMINOLE INDUSTRIAL PARK EXPANSION- PRE-APPLICATION

Project Number:

22-80000169

Project Description:

Proposed Site Plan to expand pavement for additional parking and truck maneuvering area on 9.75 acres in the M-1a Zoning District

Project Manager:

Annie Sillaway (407) 665-7936 asillaway@seminolecountyfl.gov

Parcel ID:

19-21-30-300-0460-0000

BCC District:

4- Lockhart

Applicant:

Bryan Potts (407) 982-9878

Consultant:

Bryan Potts (407) 982-9878



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-20000169
 PM: Annie
 REC'D: 12/19/22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: South Seminole Industrial Park Expansion	
PARCEL ID #(S): 19-21-30-300-0460-0000	
TOTAL ACREAGE: 9.75	BCC DISTRICT: 4
ZONING: M-1A	FUTURE LAND USE: IND

APPLICANT

NAME: Bryan Potts, P.E.	COMPANY: Tannath Design Inc.	
ADDRESS: 2494 Rose Spring Dr		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: (407) 982-9878	EMAIL: bpotts@tannathdesign.com	

CONSULTANT

NAME: Same as Applicant	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT

Brief description of proposed development: Pavement Expansion for additional parking and truck maneuvering area

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>12-22-22</u>	COM DOC DUE: <u>12-28-22</u>	DRC MEETING: <u>1/4/23</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>M-1A</u>	FLU: <u>IND</u>	LOCATION: <u>SW of O'Brien Rd</u>
W/S: <u>Altamonte Springs</u>	BCC: <u>4-lockhart + SUS Hwy 17-92</u>	

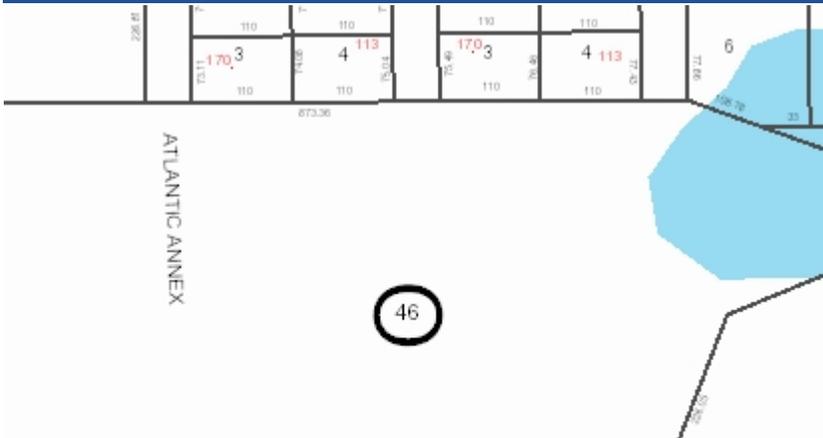
agenda - 12/29/22

Property Record Card



Parcel 19-21-30-300-0460-0000
Property Address 111 ATLANTIC ANNEX PT MAITLAND, FL 32751

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-300-0460-0000
Owner(s)	SOUTH SEMINOLE INV LLC
Property Address	111 ATLANTIC ANNEX PT MAITLAND, FL 32751
Mailing	PO BOX 1618 MAITLAND, FL 32794-1618
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	4102-COMMERCE CENTER
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$6,433,577	\$6,433,577
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$6,433,577	\$6,433,577

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$86,262.04
2022 Tax Bill Amount \$86,262.04

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 19 TWP 21S RGE 30E
 SE 1/4 OF NW 1/4 (LESS BEG CEN OF SEC RUN N 288 FT N 70 DEG W 110 FT S 67 DEG 56 MIN 25 SEC W 306.73 FT S 22 DEG 44 MIN W 226.05 FT E 475 FT TO BEG + PT PLATTED FERN TERRACE + FERN TERRACE REVISION + PT LYING WLY OF ACL RR)

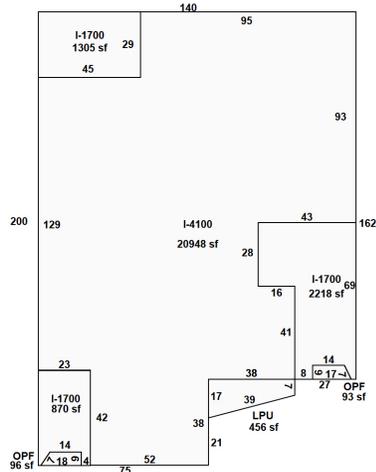
Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$6,433,577	\$0	\$6,433,577
SJWM(Saint Johns Water Management)	\$6,433,577	\$0	\$6,433,577
FIRE	\$6,433,577	\$0	\$6,433,577
COUNTY GENERAL FUND	\$6,433,577	\$0	\$6,433,577
Schools	\$6,433,577	\$0	\$6,433,577

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.7	\$10.70	\$18
SQUARE FEET			351945	\$5.01	\$1,763,244

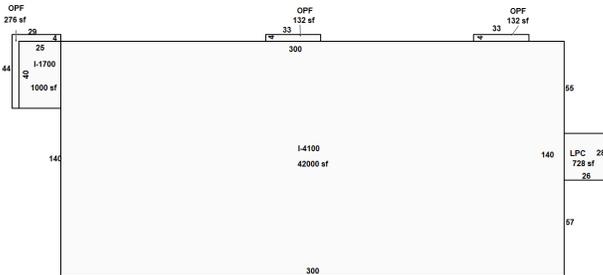
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Description	Area
1	MASONRY PILASTER .	1986/1990	1	25341.00	CONCRETE BLOCK-STUCCO - MASONRY	\$1,707,871	\$2,647,862		



Building 1 - Page 1

Description	Area
LOADING PLATFORM W/O CANOPY	456.00
OPEN PORCH FINISHED	93.00
OPEN PORCH FINISHED	96.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Description	Area
2	MASONRY PILASTER .	1991	1	43000.00	METAL PREFINISHED - INSULATED	\$2,907,388	\$4,438,760		



Building 2 - Page 1

Description	Area
LOADING PLATFORM CANOPY	728.00
OPEN PORCH FINISHED	276.00
OPEN PORCH FINISHED	132.00
OPEN PORCH FINISHED	132.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Description	Area
3	MASONRY PILASTER .	2001	1	9000.00	METAL PREFINISHED - INSULATED	\$910,487	\$1,205,943		

Description	Area
CANOPY	150.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06401	SHELL UPDATE PERMIT 9001159	County	\$215,400		6/1/1993
04215	PLUMMER INC-OCCUPANCY	County	\$5,000		6/1/1995
10309	ELECTRIC WIRING; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$0		11/1/2000
00739	INTERIOR REMODEL	County	\$15,000	8/10/2001	1/1/2001
02575	POSTED WITHOUT PERMIT; ADD/ALT NON RESIDENTIAL STRUCTURES	County	\$0	7/11/2000	7/1/2000
05378	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$1,200		6/1/2000
11683	INTERIOR ALTERATION; 111 ATLANTIC ANNEX SUITE 2	County	\$2,500		12/1/2001
03555	FIRE SPRINKLERS/MAIN; ATLANTIC ANNEX COMMERCE PARK	County	\$19,558		4/1/2000
08504	STGE BLDG F - SO SEM COMM PARK	County	\$250,000	10/9/2001	12/1/1999
12649	DESTRUCT 1 COLUMN & CONSTRUCT 2	County	\$2,000		11/10/2003
05897	MISC MECHANICAL & CONDENSOR	County	\$754		6/26/2000
04248	INSTALL FIRE SPRINKLERS/MAIN; ATLANTIC ANNEX COMMERCE PARK	County	\$61,430		5/9/2000
08882	ADD SHOWROOM & EXTERIOR DOOR - TRIANGLE FASTNER CORP; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$31,365	11/10/2008	8/28/2008
09938	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$1,754		9/29/2008
00191	SIGN	County	\$1,062		1/12/2009
01819	WALL SIGN - #102	County	\$660		2/25/2015
01009	CREATING NEW OFFICES, BREAK ROOM, & ACCESSIBLE TOILET ROOMS - ENLARGING AN EXISTING DOOR & RAMP - ADDING 2 HC PARKING SPACES - #102 - ABC SUPPLY CO, INC	County	\$102,340	6/3/2014	2/5/2014
06522	INSTALLATION OF RACKS - #102 - ABC SUPPLY COMPANY	County	\$1,500		7/3/2014
03858	INSTALL 8 NON-ILLUMINATED WALL SIGNS - #102	County	\$1,996		4/7/2016
05312	DEMOLISH & REMOVE SFR - 200 VALENCIA DR	County	\$6,000		7/16/2012
04511	FIRESPRINKLERS 111 ATLANTIC ANNEX PT 102	County	\$1,800		5/1/2001
02506	ADD & RELOCATE 13 FIRE SPRINKLERS - #102	County	\$2,600		3/21/2014
03582	INSTALL POLE LIGHT FIXTURES - DIRECT BURY	County	\$18,000		4/21/2014
03734	ELECTRICAL - #102	County	\$1,500		4/24/2014
02184	REPLACE 290' OF 6' WOOD FENCE	County	\$1,855		4/1/1997
05302	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 114 ATLANTIC ANNEX PT; CONTRACTOR - BARTLETT, STEVEN	County	\$14,760		6/8/2000
12783	125 ATLANTIC ANNEX PT: SITE LIGHTING	County	\$9,000		9/15/2020
14708	125 ATLANTIC ANNEX PT: INDUSTRIAL BUILDINGS-NEW COMMERCIAL BUILDING NEED C.O.	County	\$1,493,456	5/5/2022	2/15/2021
SIP-0173-2021	SOUTH SEMINOLE COMMERCE PARK PHASE IV - UTILITY IMPROVEMENTS TO SERVE A 14,520 SF WAREHOUSE IN SOUTH SEMINOLE COMMERCE PARK LOCATED IN UNINCORPORATED SEMINOLE COUNTY. POTABLE WATER SERVICE IS TO BE PROVIDED BY THE CITY OF ALTAMONTE SPRINGS. - DRC APPROVED PROJECT: 18-40000013 & SPF-0122-2020	Altamonte Springs	\$9,654	8/1/2022	2/4/2021
20898	125 ATLANTIC ANNEX PT: ELECTRICAL - COMMERCIAL-Warehouse	County	\$1,941		12/2/2021

Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	01/01/2021	1,404	\$5,402	\$5,686
COMMERCIAL CONCRETE DR 4 IN	01/01/2021	15,138	\$58,675	\$61,763
POLE LIGHT STEEL 1 ARM	01/01/2021	3	\$3,534	\$3,534
6' CHAIN LINK FENCE	01/01/2010	340	\$1,959	\$3,454
COMMERCIAL CONCRETE DR 4 IN	01/01/2010	3,857	\$10,622	\$15,737
LOAD RAMP	01/01/2010	1,760	\$2,376	\$3,520
WALKS CONC COMM	01/01/2010	1,404	\$3,838	\$5,686
COMMERCIAL CONCRETE DR 4 IN	01/01/2010	5,390	\$14,844	\$21,991
COMMERCIAL ASPHALT DR 2 IN	01/01/2010	27,975	\$38,522	\$57,069
WALKS CONC COMM	01/01/2010	880	\$2,406	\$3,564
LOAD RAMP	01/01/2010	400	\$540	\$800
LOAD WELL	01/01/2010	671	\$906	\$1,342

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1A	Industrial	IND	Very Light Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
22.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	56

School Information

Elementary School District	Middle School District	High School District
English Estates	South Seminole	Lyman

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/9/2022 2:49:25 PM
Project: 22-80000169
Credit Card Number: 42*****5826
Authorization Number: 07744G
Transaction Number: 09122202C-67E1E647-52FA-47D5-93D7-8613E9B78EE1
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	SOUTH SEMINOLE INDUSTRIAL PARK EXPANSION- PRE- APPLICATION	PROJ #: 22-80000169
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/09/22	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-300-0460-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND PAVEMENT FOR ADDITIONAL PARKING AND TRUCK MANEUVERING AREA	
NO OF ACRES	9.75	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	M-1A	
LOCATION	SOUTHWEST OF O'BRIEN ROAD AND SOUTH US HIGHWAY 17-92	
FUTURE LAND USE	IND	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
BRYAN POTTS TANNATH DESIGNS INC. 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	BRYAN POTTS TANNATH DESIGN, INC. 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

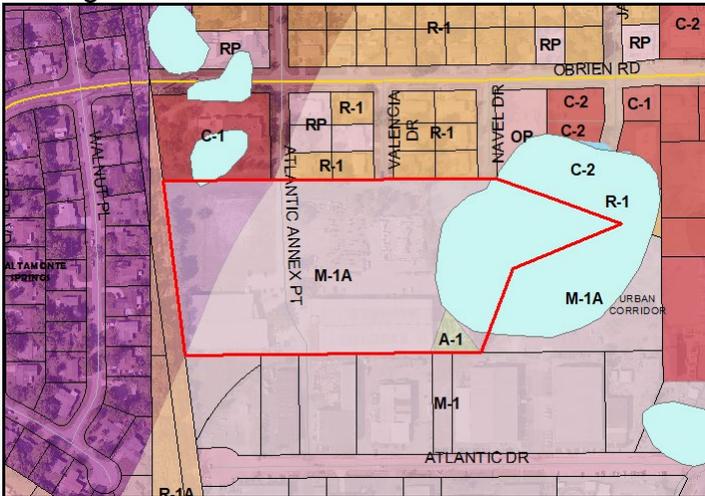
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

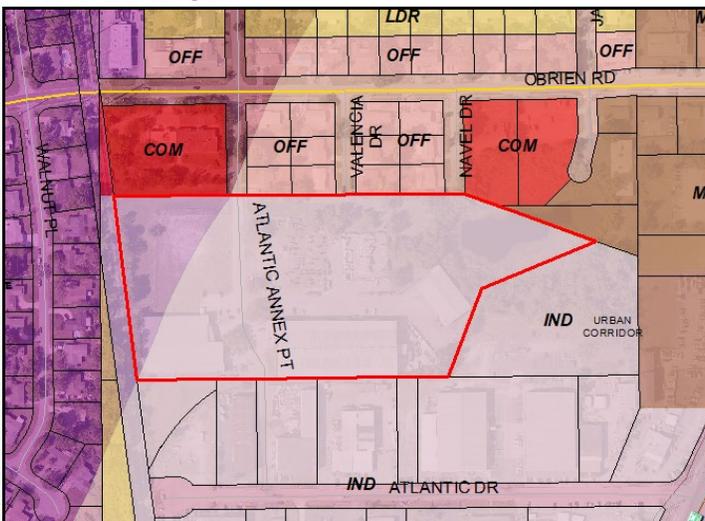
- The proposed additional parking will require Site Plan review.
- The applicant at the time of Site Plan review will be required to show that they are meeting the parking requirements for the permitted use and show the existing buildings, existing parking areas, as well as the additional parking spaces that are being provided on site.
- All existing easements will need to be shown on the Site Plan that are referenced on the boundary survey.
- The proposed parking lot cannot be built into an existing easement (ex. drainage easement).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning and Karst Features



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
2.	Buffers and CPTED	A full buffer review will be done if a site plan review is triggered. Please provide the ISR, building height and hours of operation with the site plan application.	Informational
3.	Comprehensive Planning	The proposed parking expansion is compatible with the IND future land use.	Informational
4.	Comprehensive Planning	Please be aware the maximum FAR allowed in the IND future land use is 0.65.	Informational
5.	Natural Resources	During site plan review, please submit the results of a geotechnical exploration. According to county maps, karst features are possible present on the eastern side of the property.	Informational
6.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
7.	Planning and Development	SETBACKS: The setbacks for the M-1A zoning district are: 50' Front Yard, 10' Rear yard, 10' Side Yard, 50' Side Street.	Informational
8.	Planning and Development	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Informational
9.	Planning and Development	The permitted use would need to show that they are meeting the required parking for that use. Then show the additional parking that is being added to the site. Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use is: Manufacturing Concerns and Warehouses. One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.	Informational
10.	Planning and Development	The new parking lot cannot be built into an established easement (ex. drainage, utility).	Informational
11.	Planning and Development	Parking space size is 10' x 20' per the Seminole County Land Development Code. Please make sure to call out parking size on the site plan.	Informational

12.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
13.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Informational
14.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
15.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition) NOTE: Fire Truck Parameters: - Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches-Wheelbase: 270 inches-Calculated Turning Radius: - Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
16.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
17.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
18.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
19.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
20.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Urban class soils.	Informational
21.	Public Works - Engineering	Based on a preliminary review, the site is part of a master drainage system. However this may not meet current drainage requirements. At a minimum, the site will be required to show that with the additional impervious the site will meet current permitted requirements. Otherwise additional retention may be required. The new impervious would have to hold water quality and not exceed the pre-development rate and volume of discharge for the 25-year,24-hour storm event.	Informational
22.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Informational

23.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the existing onsite system and then to the pond that discharges to FDOT. Note that an FDOT Drainage Connection Permit or letter of exemption would be required.	Informational
24.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
25.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
26.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
27.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt. Dist.	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7449

Title:

9:40 A.M. STONEWALL PLACE (2846) - PRE- APPLICATION

Project Number:

22-80000170

Project Description:

Proposed Site Plan for a warehouse to include utilities, pavement, drainage and stormwater ponds on 4.41 acres in the M-1 Zoning District

Project Manager:

Doug Robinson (407) 665-7308 (drobinson3@seminolecountyfl.gov)

Parcel ID:

22-20-30-300-0390-0000

BCC District:

2-Zembower

Applicant:

David Coggin (407) 697-4311

Consultant:

Greg Chatelain (407) 775-5194



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000170
 PM: Doug
 REC'D: 12.12.22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: 2846 Stonewall Pl.	
PARCEL ID #(S): 22-20-30-300-03900-0000	<u>22-20-30-300-0390-0000</u>
TOTAL ACREAGE: 4.41	BCC DISTRICT: 01-COUNTY-TX DIST 1
ZONING: M-1 Industrial	FUTURE LAND USE: Industrial

APPLICANT

NAME: David Coggin	COMPANY: Benchmark Building	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE: 407-697-4311	EMAIL: david@benchmarkbuildinginc.com	

CONSULTANT

NAME: Greg Chatelain	COMPANY: Linn Engineering	
ADDRESS: P.O. Box 140024		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: 407-775-5194	EMAIL: greg@linnengineering.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: warehouse and associate utilities, pavement, drainage, and stormwater ponds

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>12.22</u>	COM DOC DUE: <u>12.28</u>	DRC MEETING: <u>1.4</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>m-1</u>	FLU: <u>IND</u>	LOCATION: <u>SE of South Lane +</u>
W/S: <u>Seminole county</u>	BCC: <u>D-Zembower</u>	<u>mcintosh point</u>



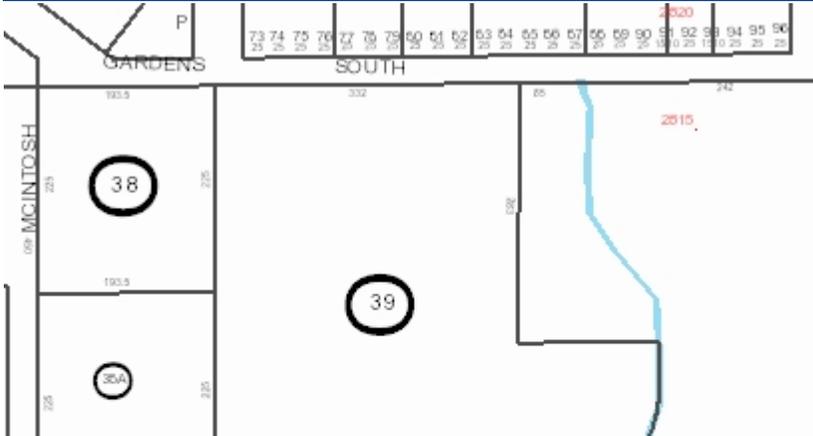
Property Record Card



Parcel 22-20-30-300-0390-0000
Property Address STONEWALL PL SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-20-30-300-0390-0000
Owner(s)	KKNC PROPERTIES LLC
Property Address	STONEWALL PL SANFORD, FL 32773
Mailing	3601 CELERY AVE SANFORD, FL 32771-1093
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	40-VAC INDUSTRIAL GENERAL
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$620,614	\$620,614
Land Value Ag		
Just/Market Value	\$620,614	\$620,614
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$23,341
P&G Adj	\$0	\$0
Assessed Value	\$620,614	\$597,273

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$8,321.25 **2022 Tax Savings with Exemptions** \$185.51
2022 Tax Bill Amount \$8,135.74

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
 BEG 837 FT N OF SW COR OF
 E 1/2 OF NE 1/4 OF SE 1/4 RUN N TO
 N LI OF SE 1/4 E 332 FT S 283
 FT E TO C/L SCOTH GIN CREEK SWLY
 ON CREEK TO A PT E OF BEG W
 TO BEG

ROAD DISTRICT	\$620,614	\$0	\$620,614
FIRE	\$620,614	\$0	\$620,614
Schools	\$620,614	\$0	\$620,614

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.41	\$416.00	\$171
SQUARE FEET			160736	\$3.86	\$620,441

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09227	SETTING MODULAR OFFICE BLDG; PAD PER PERMIT 2840 STONEWALL PL	County	\$5,000	12/9/2002	9/1/2002
06063	SECURITY SYSTEM; PAD PER PERMIT 2846 STONEWALL PL	County	\$12,852		6/6/2008
10492	DEMOLITION	County	\$0		11/1/2001

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	02/01/2002	63,000	\$0	

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/12/2022 5:02:03 PM
Project: 22-80000170
Credit Card Number: 41*****4360
Authorization Number: 06082D
Transaction Number: 121222C19-B966012E-B87E-4E72-A3D8-1E6A4A428AC3
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 **no later than noon on Thursday, 12/29/2022**, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

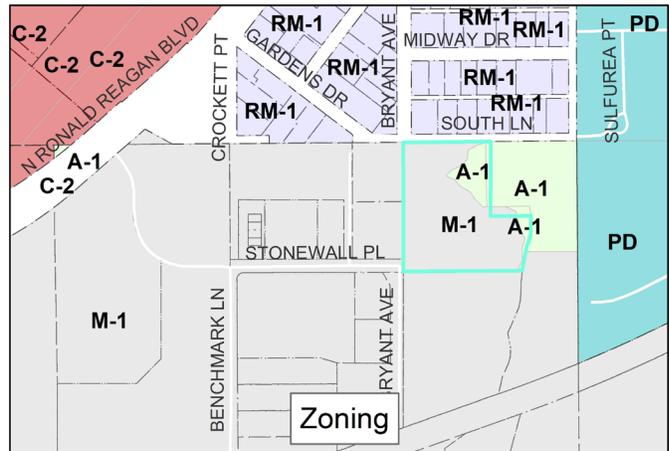
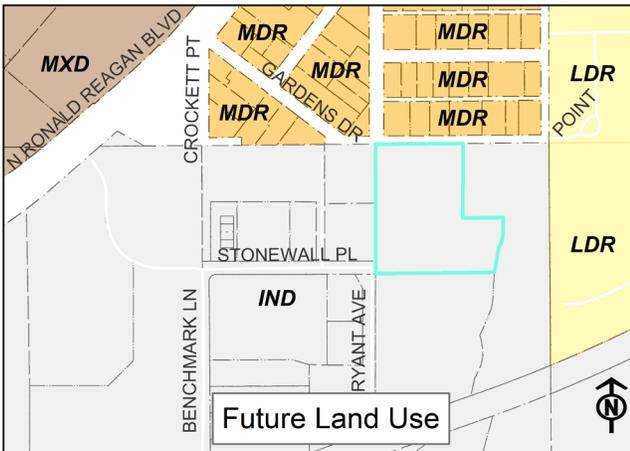
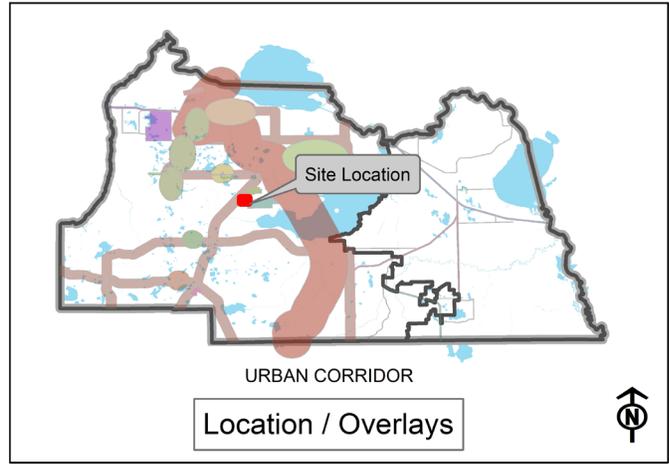
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	STONEWALL PLACE (2846) - PRE-APPLICATION	PROJ #: 22-80000170
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/12/22	
RELATED NAMES:	EP DAVID COGGIN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	22-20-30-300-0390-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR WAREHOUSE TO INCLUDE UTILITIES, PAVEMENT, DRAINAGE AND STORMWATER PONDS	
NO OF ACRES	4.41	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	M-1	
LOCATION	SOUTHEAST OF SOUTH LANE AND MCINTOSH POINT	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DAVID COGGIN BENCHMARK BUILDING (407) 697-4311 david@benchmarkbuildinginc.com	GREG CHATELAIN LINN ENGINEERING P.O. BOX 140024 WINTER PARK FL 32789 (407) 775-5194 greg@linnengineering.com	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf f Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.	Informational
4.	Buffers and CPTED	Sec. 30.1288. - Nuisance bufferyards. (b) Outdoor Storage, Equipment Operation or Material Handling. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to insure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.	Informational

5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Informational
6.	Buffers and CPTED	Please be prepared to provide a landscape plan at time of site plan review. This plan must include a calculation that indicates: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Informational
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use (FLU) is Industrial (IND). The maximum intensity is .65 floor area ratio. The permitted uses include warehousing.	Informational
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	There is a fire hydrant and a 10" diameter potable water line already extended to this property.	Informational
14.	Environmental Services	The nearest sanitary sewer connection is a 4"diameter pressurized force main pipe located at the intersection of Stonewall Place and Benchmark Lane. A connection may be required if this property is unable to utilize septic systems or if they start producing industrial waste streams.	Informational
15.	Environmental Services	There are no reclaimed water systems available in this area.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
17.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved for site plan review. SCLDC 60.22	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational

19.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Informational
20.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
21.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) parking space for every 1,000 square feet of building plus one (1) space for each two (2) employees on the largest shift.	Informational
22.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Informational
23.	Planning and Development	The setbacks for the M-1 zoning district are: 50 feet - Front Yard, 10 feet - Rear yard, 10 feet -Side Yard, 50 feet - Side Street.	Informational
24.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.</p> <p>6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Informational
25.	Public Safety - Fire Marshal	<p>Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons</p>	Informational

26.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches-Wheelbase: 270 inches-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
27.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1).Large buildings may require fire sprinklers if access to the building (hose lay) is not met per NFPA 1, Section 18.2.3.2.2.	Informational
28.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants. New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
29.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Informational
30.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
31.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
32.	Public Works - Engineering	The proposed project is located within the Soldier's Creek drainage basin.	Informational
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "B/D" and "D" class soils.	Informational
34.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year,24-hour storm event.	Informational
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and ten South.	Informational
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland and creek to the east of the site.	Informational
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
38.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com.	Informational

39.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
40.	Public Works - Engineering	The site will have to meet current drainage requirements. Please note that there appears to be drainage coming to the site from the west. This drainage will be required to be bypassed around the site. Drainage easements will be required over the bypass system.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items.
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	Telephone: 407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7451

Title:

10 A.M. ARBOR SCHOOL - PRE-APPLICATION

Project Number:

22-80000172

Project Description:

Proposed Site Plan for a private school on 4.10 acres in the A-1 Zoning District.

Project Manager:

Joy Giles (407) 665-7399 jgiles@seminolecountyfl.gov

Parcel ID:

35-21-30-300-0400-0000

BCC District:

1- Dallari

Applicant:

Wendy Cox Blair (407) 388-1808

Consultant:

N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-8000172
 PM: Jay
 REC'D: 12.13.22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: <u>Arbor School</u>	
PARCEL ID #(S): <u>85-21-30-300-0400-0000</u>	
TOTAL ACREAGE: <u>4.13 4.10</u>	BCC DISTRICT: <u>1-Dallari</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>MDR</u>

APPLICANT

NAME: <u>Wendy Cox Blair</u>	COMPANY: <u>Arbor School of Central Florida</u>
ADDRESS: <u>3929 Red Bug Lake Rd.</u>	
CITY: <u>Casselberry</u>	STATE: <u>FL</u> ZIP: <u>32707</u>
PHONE: <u>407 388 1808</u>	EMAIL: <u>wendy.blair@arborschoolflorida.com</u>

CONSULTANT

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: We would like to build a private school on the property

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>12.22.22</u>	COM DOC DUE: <u>12.28.22</u>	DRC MEETING: <u>1.4.23</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>MDR</u>	LOCATION: <u>SE of Bear Gulch Rd + Howell Branch Rd.</u>
W/S: <u>Seminole County</u>	BCC: <u>1-Dallari</u>	

Revised Oct 2020

Agenda 12.29.22



December 12, 2022

Re: Parcel # 35-21-30-300-0400-0000

5215 Howell Branch Rd., Winter Park, FL 32792

The Arbor School of Central Florida is a non-profit private school that serves students with disabilities ages 5 -22. Arbor School was established in 2002 with 6 students. We are currently at 150 students on two sites in Winter Springs & Casselberry, both at physical capacity.

We have been searching for either property or a building to purchase that would allow us to house our current and future enrollment. We feel that the above property would be ideal for our future home.

The property is ~4.1 acres and currently has 2 small older homes that are rented. If approved, Arbor School would like to do the following:

1. Phase 1 – 2023
 - a. Tear down the existing buildings
 - b. Place modular buildings on the site to house our high school program. These would include building 12 classrooms, offices, and restroom facilities. These buildings would be placed on the area labeled parking lot/open field.
 - c. Fence and gate the property
2. Phase 2 – 2025
 - a. Build a 2-story educational building of approximately 20,000 sq. ft. to house the high school/middle school programs
 - b. Remove the modular buildings
 - c. Complete the driveway work to add a driveway, parking lot, etc.
3. Phase 3 – 2026
 - a. Build a 2 story administrative building that would include administration offices on the first floor and additional classrooms, and meeting rooms on the 2nd floor
4. Phase 4 – 2027
 - a. Complete the building with a 2nd wing that would be a 2-story educational building of approximately 20,000 sq feet for classrooms and therapy rooms. This building would house VPK – 7th grade.
 - b. Add an accessible playground to a portion of the open field, leaving the rest for PE classes and other outside events.

As a school for special needs students, we do not have a need for sports fields as our students participate in Special Olympics, which hosts activities elsewhere. We also only need a little parking as most of our students do not drive.

The mission of The Arbor School is to provide an individualized educational, therapeutic, training and support experience to help people with disabilities achieve their full potential in life.

3929 Red Bug Lake Rd., Casselberry, FL 32707
1010 Spring Villas Pt, Winter Springs, FL 32707
407-388-1808
www.ArborSchoolFlorida.com



We are in a 75-day due diligence period for the purchase of the property. We would appreciate your guidance on whether this plan is doable on the property. We know that we would need a special exemption due to the A-1 zoning and future use of MDR.

Thank you very much.

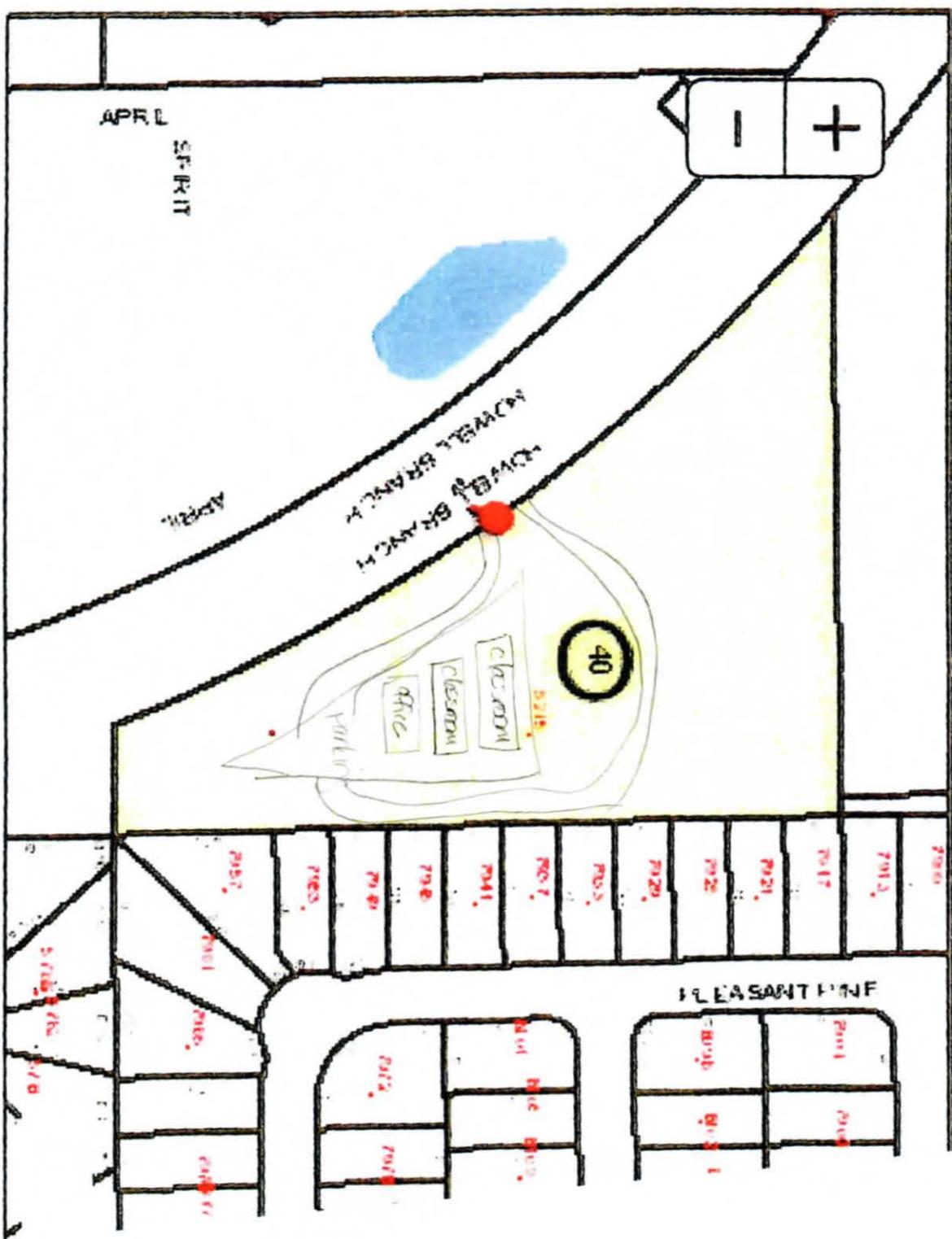
A handwritten signature in black ink that reads "Wendy Cox Blair".

Wendy Cox Blair, MS
Executive Director
Arbor School of Central Florida
Wendy.blair@arborschoolflorida.com

The mission of The Arbor School is to provide an individualized educational, therapeutic, training and support experience to help people with disabilities achieve their full potential in life.

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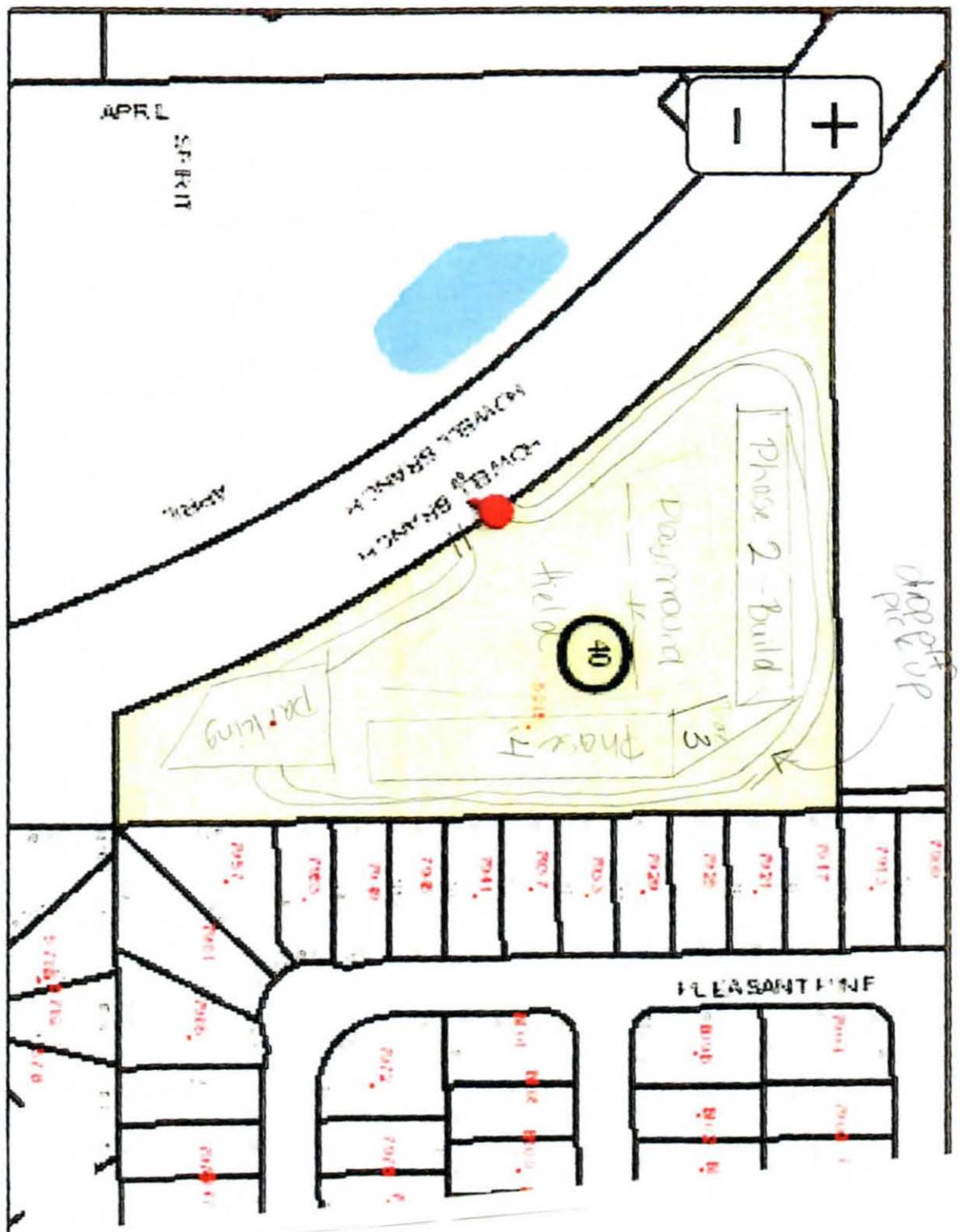
Phase I



Phase 2 - 20,000 sq ft
High School

Phase 3 - 10,000 sq ft
(Admin + Assembly)

Phase 4 - 20,000 sq ft
Middle School + Primary



Property Record Card

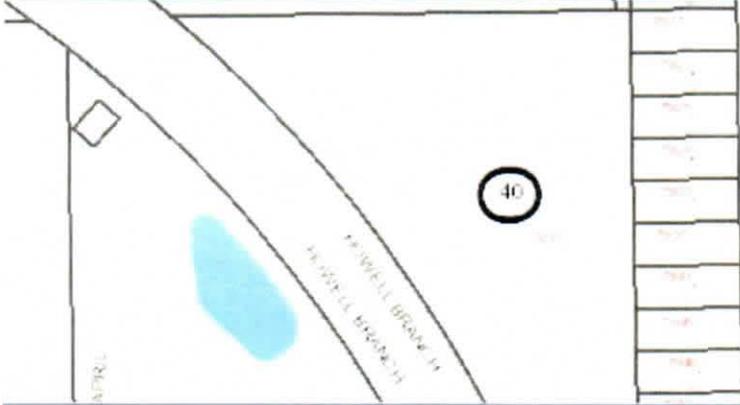


Parcel 35-21-30-300-0400-0000

Property Address 5215 HOWELL BRANCH RD WINTER PARK, FL 32792

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	35-21-30-300-0400-0000
Owner(s)	5215 HOWELL BRANCH LLC
Property Address	5215 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing	3942 HAYNES CIR CASSELBERRY, FL 32707-6361
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$995	\$912
Depreciated EXFT Value		
Land Value (Market)	\$330,400	\$330,400
Land Value Ag		
Just/Market Value	\$331,395	\$331,312
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$331,395	\$331,312

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$4,442.26
2022 Tax Bill Amount	\$4,442.26

Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E
SE 1/4 OF NE 1/4 OF SE 1/4
LYING ELY OF HOWELL BRANCH RD

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$331,395	\$0	\$331,395
SJWM(Saint Johns Water Management)	\$331,395	\$0	\$331,395
FIRE	\$331,395	\$0	\$331,395
COUNTY GENERAL FUND	\$331,395	\$0	\$331,395
Schools	\$331,395	\$0	\$331,395

Sales

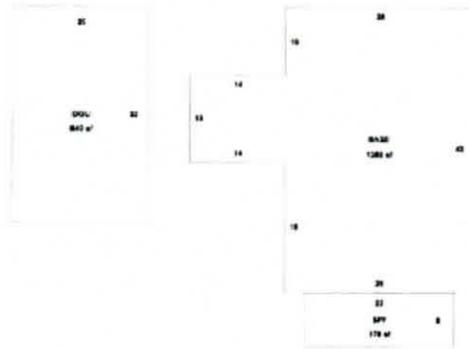
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/20/2022	10265	0596	\$100	No	Improved
TRUSTEE DEED	02/10/2022	10240	0063	\$100	No	Improved
ADMINISTRATIVE DEED	11/05/2021	10177	0688	\$100	No	Improved
PROBATE RECORDS	06/15/2021	09964	1369	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.13	\$100,000.00	\$330,400

Building Information

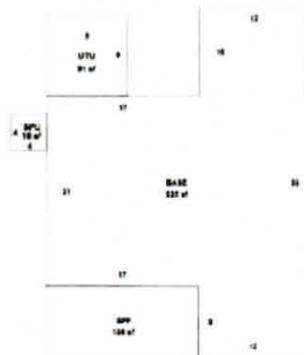
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	SINGLE FAMILY	1924	3	1.0	3	1,358	2,174	1,358	SIDING GRADE 3	\$640	\$1,600	Description SCREEN PORCH FINISHED DETACHED GARAGE UNFINISHED	Area 176.00 640.00



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
2	SINGLE FAMILY	1935	2	1.0	3	825	1,058	825	SIDING GRADE 3	\$355	\$888	Description UTILITY UNFINISHED SCREEN PORCH FINISHED SCREEN PORCH UNFINISHED	Area 81.00 136.00 16.00



Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05574	WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD	County	\$0		8/1/1997
06903	6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD	County	\$795		10/1/1997

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Medium Density Residential	MDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
23.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	68

School Information

Elementary School District	Middle School District	High School District
Eastbrook	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/13/2022 5:10:32 PM
Project: 22-80000172
Credit Card Number: 43*****2705
Authorization Number: 099139
Transaction Number: 131222C29-D3759D3D-A0EE-4A71-9725-B08F2C94620D
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	ARBOR SCHOOL - PRE-APPLICATION	PROJ #: 22-80000172
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP WENDY COX BLAIR	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-21-30-300-0400-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PRIVATE SCHOOL ON 4.10 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	4.10	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	SOUTHEAST OF BEAR BULLY ROAD AND HOWELL BRANCH ROAD	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
WENDY COX BLAIR ARBOR SCHOOL OF CENTRAL FLORIDA CASSELBERRY FL 32707 (407) 388-1808 WENDY.BLAIR@ARBORSCHOOLFLORIDA.COM		

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
2.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if requires parking exceeds 5 spaces.	Informational
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following information with the site plan application: 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. This is used to calculate the land use intensity of the site.	Informational
5.	Buffers and CPTED	Please submit a landscape plan with the site plan application. This must include the buffer widths, plant unit selection, opacity, and plant calculations for each buffer. Existing plants may be used to satisfy buffer requirements.	Informational
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR). Permissible uses include elementary, middle and high schools with special exception uses to include day care.	Informational
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
12.	Environmental Services	There is an 8" diameter potable water line located at the entrance road to the Howell Branch Cove Subdivision.	Informational
13.	Environmental Services	There is a 4" pressurized sanitary sewer force main pipe running along the west side of Howell Branch Road.	Informational
14.	Environmental Services	There are no reclaimed water services in this area.	Informational

15.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
16.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
17.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
19.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
20.	Planning and Development	<ul style="list-style-type: none"> The subject site has a Medium Density Residential Future Land Use designation with A-1 (Agriculture) zoning. The proposed use of a private Elementary School is a permitted use under the A-1 (Agriculture) zoning district; however, Middle School and High School grades will require approval of a Special Exception by the Board of County Commissioners. 	Informational

21.	Planning and Development	<p>Per Seminole County Land Development Code (SCLDC) Sec. 30.41 Special Exceptions: The Board of County Commissioners may grant special exception uses under the A-1 zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area.</p> <p>Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> • Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. • Does not have an unduly adverse effect on existing traffic patterns, movements, and volumes. • Is consistent with the County’s Vision 2020 Comprehensive Plan. • Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. • Will not adversely affect the public interest. 	Informational
22.	Planning and Development	Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.	Informational
23.	Planning and Development	For additional questions about the Special Exception process or possible conditions/restrictions that staff may impose, please contact Kathy Hammel-Principal Planner at 407-665-7389 or khammel@seminolecountyfl.gov	Informational
24.	Planning and Development	<p>Prior to scheduling the request for a public hearing, the Applicant must conduct a Community Meeting in compliance with SCLDC Sec. 30.44: Public Notice Procedure for Special Exceptions: Community Meeting Procedures.</p> <p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). <u>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing</u> or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (Please see Community Meeting Procedures attachment.)</p>	Informational

25.	Planning and Development	<p>A concept site plan must be submitted with the special exception application for staff review.</p> <p>Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.</p> <p>The Engineered Site Plan must meet all requirements of the Seminole County Land Development Code, including but not limited to: parking, access, landscape buffers, building setbacks, open space and stormwater.</p>	Informational
26.	Planning and Development	<p>Parking requirements for a School are as follows:</p> <ul style="list-style-type: none"> • 1 space for every 4 seats provided in the auditorium. • Parking stalls must be a minimum of 10-feet X 20-feet in size. Must meet ADA requirements. • The site will need to provide adequate circulation for loading and unloading of children. 	Informational
27.	Planning and Development	<ul style="list-style-type: none"> • Building Setbacks for the A-1 (Agriculture) zoning classification are as follows: Front Yard - 50 feet; Side Yard - 10 feet; Rear Yard - 30 feet. • Maximum building height is 35 feet. • Minimum of 25% open space is required. 	Informational
28.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>	Informational
29.	Public Safety - Fire Marshal	<p>This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and it will have specific fire and life safety requirements as defined in FAC 69A, FFPC 7th ED, 2020.</p>	Informational
30.	Public Safety - Fire Marshal	<p>This project must meet all requirements of an educational occupancy according to the Florida Fire Prevention Code, in effect at time of permitting.</p>	Informational
31.	Public Safety - Fire Marshal	<p>This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)</p>	Informational
32.	Public Safety - Fire Marshal	<p>Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.</p>	Informational
33.	Public Safety - Fire Marshal	<p>Type and use of building may require fire sprinklers and fire alarm</p>	Informational
34.	Public Safety - Fire Marshal	<p>Additional comments may be generated based on actual Site submittal</p>	Informational
35.	Public Works - Engineering	<p>The proposed project is located within the Howell Creel drainage basin.</p>	Informational
36.	Public Works - Engineering	<p>Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.</p>	Informational

37.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event will have to held unless capacity is determined to be available.	Informational
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope Generally east and north.	Informational
39.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the north.	Informational
40.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
41.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
42.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Informational
43.	Public Works - Engineering	A left turn lane into the site is required. Please note that the left out maneuver will have to be evaluated and most likely will have to be removed.	Informational
44.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
45.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
46.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Planning and Development	Joy Giles	jpgiles@seminolecountyfl.gov	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7452

Title:

10:20 A.M. SCOOTERS COFFEE - PRE-APPLICATION

Project Number:

22-80000173

Project Description:

Proposed Site Plan for a drive thru only coffee shop on 1.06 Acres in the Pd Zoning District

Project Manager:

Annie Sillaway (407) 665-7936 asillaway@seminolecountyfl.gov

Parcel ID:

31-21-31-522-0000-0020

BCC District:

1-Dallari

Applicant:

Joanie Godsey (336) 830-1111

Consultant:

N/A

REC 12-13-22



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000113
PM: Annie
REC'D: 12-13-22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: SCOOTERS COFFEE - #1246
PARCEL ID #(S): ~~312131300007B0000~~ 31-21-31-522-0000-0020
TOTAL ACREAGE: 1.06 BCC DISTRICT: 1 - Dallari
ZONING: PD-COM FUTURE LAND USE: Com

APPLICANT

NAME: Joanie Godsey COMPANY:
ADDRESS: 1950 Craig Rd
CITY: St Louis STATE: MO ZIP: 63146
PHONE: 336-830-1111 EMAIL: jgodsey@arcv.com

CONSULTANT

NAME: Joanie Godsey COMPANY: ARCVISION
ADDRESS: 1950 Craig Rd
CITY: St Louis STATE: MO ZIP: 63146
PHONE: 336-830-1111 EMAIL: jgodsey@arcv.com

PROPOSED DEVELOPMENT

Brief description of proposed development: GROUND UP DRIVE-THRU ONLY SCOOTERS COFFEE SHOP
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 12-22-22 COM DOC DUE: 12-28-22 DRC MEETING: 1-4-23
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: PD - Avila FLU: Com LOCATION: NE of W SR 426
W/S: Seminole County BCC: 1 Dallari & Avila Cross Cir

November 29th, 2022

Detailed Narrative

Seminole County Planning & Development Division
West Wing, Second Floor, Room 2028
1101 East First Street
Sanford, Florida 32771

If you are not familiar with the brand, Scooter's Coffee started in Nebraska in 1998 with an idea to combine coffeehouse quality with drive thru convenience. Since the opening of the first location, Scooter's has continued to experience wide spread growth through franchising opportunities to meet the growing demand for Scooter's Coffee. The brand is now approaching 500 locations throughout the country.

This location is part of a development located at 2880 Avila Cross Cir. Oviedo, FL. We do not have a permanent address for this site yet, however here is our tax parcel # 312131300007B0000, our site is located SE of existing development address, on the corner of Avila Cross Cir and W State Rd 426. Our Site is approximately 1.06 acres, we are looking to have access from Avila Cross Circle.

According to our research a restaurant and drive-thru are permitted by rights, within C-1 pending approved site plan. This will be a ground up construction of a drive-thru only coffee shop, approximately 670 sq. ft. in size that serves hot and cold beverages as well as pre-packaged breakfast food items that are prepared off-site. Our current preliminary Site plan shows 11-car stacking for the drive thru, with 6 parking spaces, and 1 ADA Van accessible parking space.

Property Record Card



Parcel 31-21-31-522-0000-0020

Property Address

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	31-21-31-522-0000-0020
Owner(s)	NOMA WESTSTATE ACQUISITION LLC
Property Address	
Mailing	650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701-6176
Subdivision Name	AVILA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$369,392	\$369,392
Land Value Ag		
Just/Market Value	\$369,392	\$369,392
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$369,392	\$369,392

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,952.84**
 2022 Tax Bill Amount **\$4,952.84**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 AVILA PB 88 PGS 13-14

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$369,392	\$0	\$369,392
SJWM(Saint Johns Water Management)	\$369,392	\$0	\$369,392
FIRE	\$369,392	\$0	\$369,392
COUNTY GENERAL FUND	\$369,392	\$0	\$369,392
Schools	\$369,392	\$0	\$369,392

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			46174	\$8.00	\$369,392

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
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Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/13/2022 2:58:16 PM
Project: 22-80000173
Credit Card Number: 42*****7891
Authorization Number: 04460G
Transaction Number: 131222C19-E15B9A95-1D70-412D-BB0A-D3767134D93B
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	SCOOTERS COFFEE - PRE-APPLICATION	PROJ #: 22-80000173
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP JOANIE GODSEY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-21-31-522-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR ADRIVE THRU ONLY COFFEE SHOP	
NO OF ACRES	1.06	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	PD	
LOCATION PART 2	NORTHEAST OF WEST STATE ROAD 426 AND AVILA CROSS CIRCLE	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOANIE GODSEY 1950 CRAIG ROAD CREVE CEOUR MO 63146 (336) 830-1111 jgodsey@arcv.com		

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

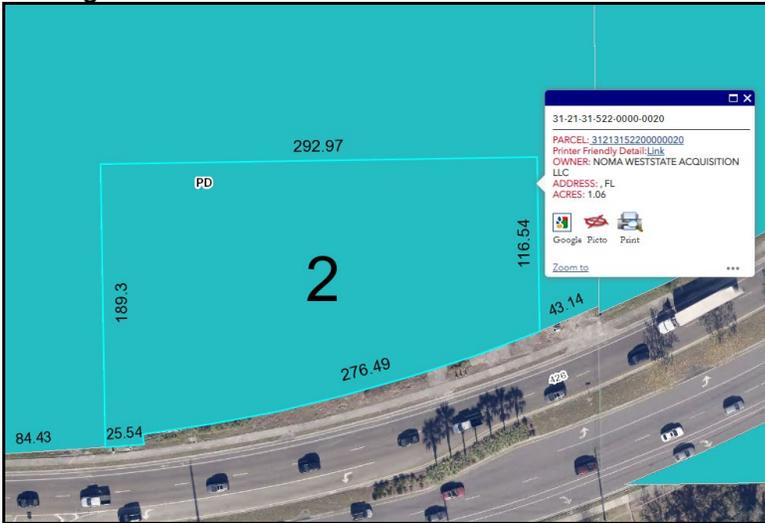
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

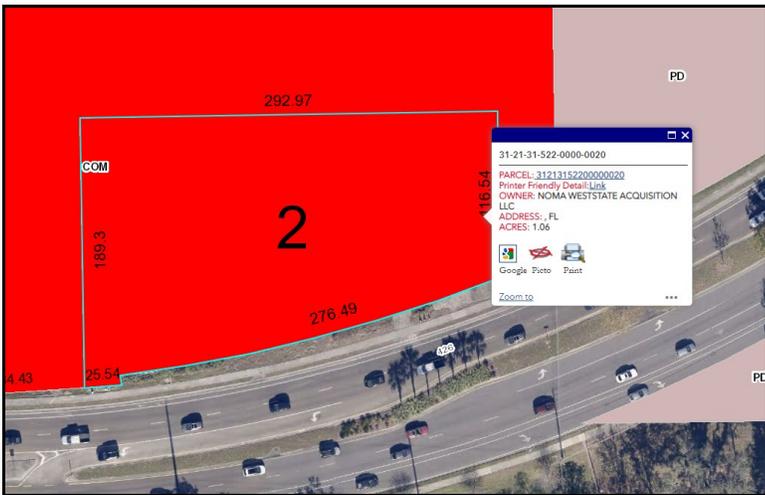
- **The Avila (aka Noma) Planned Development (PD) Rezone was approved in 2019, and the Final Development Plan was approved in 2021. The next step for the applicant would be to apply for the Site Plan Approval process.**
- **The Development Order and the Developer’s Commitment Agreement have been sent to the applicant with the comment document.**

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	The landscape buffers must be consistent with the Noma PD Development Order and approved master development plan, which requires a 15' buffer on the south with an opacity of 0.4, and a 10' buffer on the north and east boundary of the parcel. Buffer components will be determined at final development plan.	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational

3.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferin_gbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT67LASC_BU	Informational
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
5.	Buffers and CPTED	In order for staff to conduct a full buffer analysis, please provide the floor area ratio, building height, and hours of operation.	Informational
6.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The future land use (FLU) is Commercial (COM) which allows for a variety of commercial uses and services. The proposed use of a drive-thru coffee establishment is compatible with the FLU.	Informational
11.	Comprehensive Planning	The maximum intensity permitted in this future land use (FLU) designation is 0.35 floor area ratio.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Impact Analysis Coordination	A traffic impact study (TIS) is required for this development prior to final approval. The TIS should be prepared in accordance with the Seminole County Traffic Impact Study Guidelines. A proposed TIS methodology is to be submitted to staff for review and approval prior to submittal of the TIS itself.	Informational
14.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
15.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational

16.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
17.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
18.	Planning and Development	The proposed use of coffee shop/drive-thru is permitted in current Zoning District designation.	Informational
19.	Planning and Development	The setbacks for the Avila PD are perimeter setback of thirty-five (35) feet along the south perimeter, and ten (10) feet along the north, west, and east perimeter of commercial parcels.	Informational
20.	Planning and Development	The next step for proposed project will be the Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Informational
21.	Planning and Development	The commercial out parcel must meet the required 25% open space based on the gross square feet of the commercial parcel.	Informational
22.	Planning and Development	Each phase in the Avila PD will be required to meet all storm water, open space, and parking requirements, and will required engineered site plan review.	Informational
23.	Planning and Development	This commercial out parcel will be required to meet the parking ratio requirement per the Seminole County Land Development Code. Per Sec. 30.1221 (3)(b) - Restaurant or Other Eating Establishments. One (1) space for each four (4) seats.	Informational
24.	Planning and Development	The project signage will comply with the Seminole County Land Development Code.	Informational
25.	Planning and Development	The off-street parking space requirement for the commercial out parcel is 10'x20'.	Informational
26.	Planning and Development	The maximum floor area ratio for the commercial out parcel is 0.30	Informational
27.	Planning and Development	During site plan review, the applicant will be required to provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.	Informational
28.	Planning and Development	A drive-thru is permitted through the C-1 zoning that is permitted within the Noma PD.	Informational
29.	Planning and Development	The maximum building height for the commercial outparcel is thirty-five (35) feet.	Informational
30.	Planning and Development	The commercial outparcels must be physically integrated into the multi-family parcel providing internal pedestrian and automobile access.	Informational

31.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice for Fire Flow Testing.	Informational
32.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
33.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 5) A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
34.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
35.	Public Works - Engineering	No specific Traffic issues for the pre-app. Please note that the access is required to be off the internal driveway and not access will be allowed off SR 426 per the PD.	Informational
36.	Public Works - Engineering	No specific issues with drainage for the pre-app. Please note that the site is part of a master system and will be required to meet the conditions of that master drainage permit.	Informational
37.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936

Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services		Comments under separate cover		
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7453

Title:

10:40 A.M. MEDICAL OFFICE - PRE-APPLICATION

Project Number:

22-80000174

Project Description:

Proposed Site Plan and Special Exception for a medical office facility on 2.86 Acres in the RP Zoning District

Project Manager:

Doug Robinson (407) 665-7308 drobinson3@seminolecountyfl.gov

Parcel ID:

20-21-31-5CB-0000-00E0+

BCC District:

1 - Dallari

Applicant:

Theo Stone (770) 789-6415

Consultant:

Ben Johnson (772) 794-4098



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000174
 PM: Doug
 REC'D: 12.13.22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: MEDICAL OFFICE	
PARCEL ID #(S): 2021315cb000000e0, 2021315cb00000080 - 1.69	
TOTAL ACREAGE: +/-1.86	↓ 1.17 (2.86) BCC DISTRICT: 1
ZONING: RP	FUTURE LAND USE: Medical Office MDR

APPLICANT

NAME: THEO STONE	COMPANY: DUNPHY DEVELOPEMENT	
ADDRESS: 21760 E. S.R. 54, Suite 102		
CITY: LUTZ	STATE: FL	ZIP: 33549
PHONE: 770-789-6415	EMAIL: theo@duphydevelopment.com	

CONSULTANT

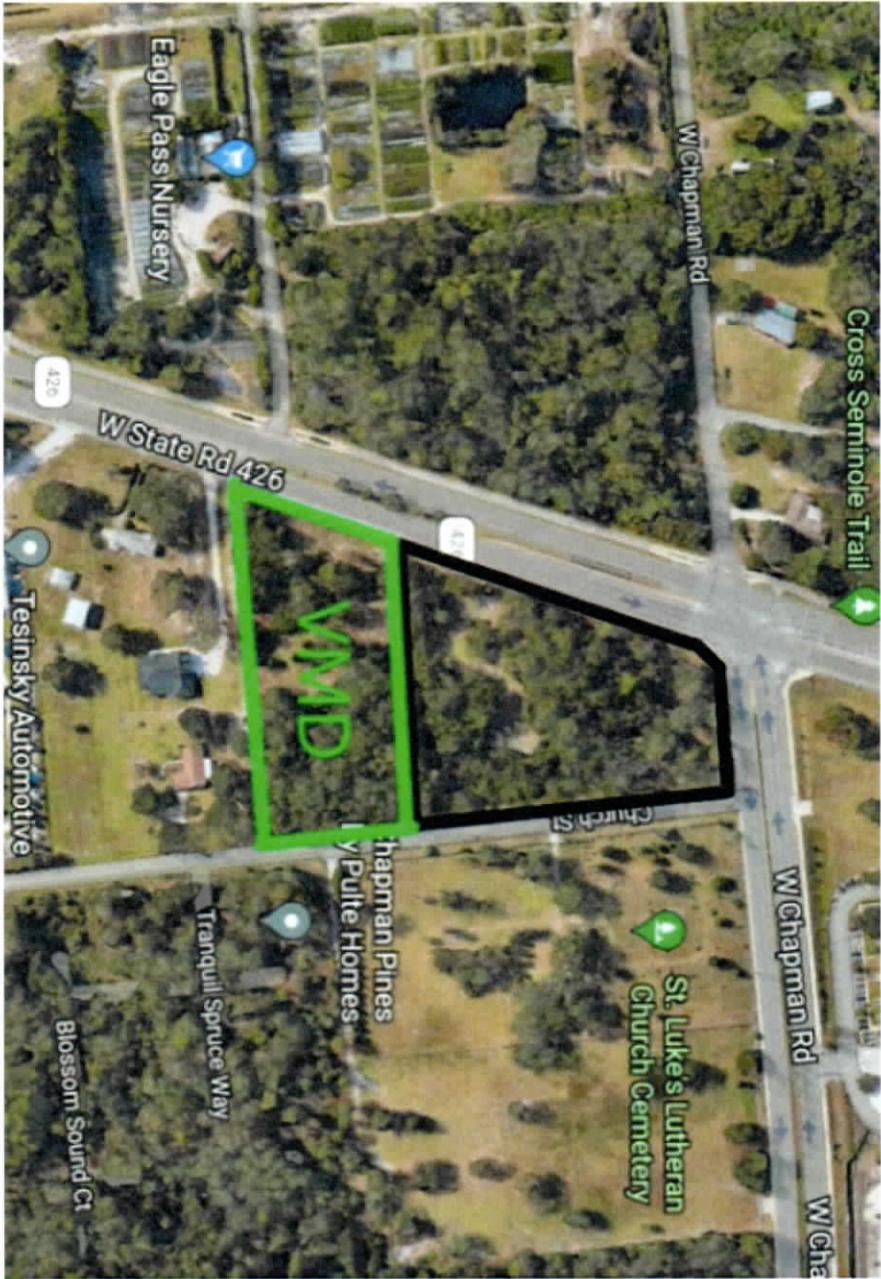
NAME: BEN JOHNSON	COMPANY: KIMLEY-HORN & ASSOCIATES	
ADDRESS: 445 24TH Street, Suite 200		
CITY: VERO BEACH	STATE: FL	ZIP: 32960
PHONE: 772-794-4098	EMAIL: ben.johnson@kimley-horn.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: <u>Proposed development of Professional 10,025 sf Medical Office Facility w/ approx. 50 exam rooms</u>	
<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input checked="" type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> SPECIAL EXCEPTION	

STAFF USE ONLY

COMMENTS DUE: <u>12-22-22</u>	COM DOC DUE: <u>12-28-22</u>	DRC MEETING: <u>1.4.23</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>RP</u>	FLU: <u>MDR</u>	LOCATION: <u>SE of SR 426 +</u>
W/S: <u>Seminole County</u>	BCC: <u>1-Dallari</u>	<u>w Chapman Rd.</u>



Project Narrative

Date/Time of Meeting: 12/13/2022
Project Title: Oviedo, Florida – Medical Office
Re: Pre-Application Meeting

Project Site & Use:

The proposed project is for the development of an undeveloped +/- 1.86-acre parcel, located east of FL-426, Oviedo, FL, west of Church Street, and south of the approved master development plan for the Oviedo Vet Care PD. We are proposing to develop a 10,035 square foot medical office building to operate as a primary care physician's office with approximately 40-50 exam rooms.

Along with the medical office, the proposed site would include approximately 52 parking spaces, trash enclosure, drainage structures as necessary, and landscaping. The Medical office is conducive to the surrounding developed area because it would provide medical services to the immediate residential area and the community with approximately 20 new skilled job positions.

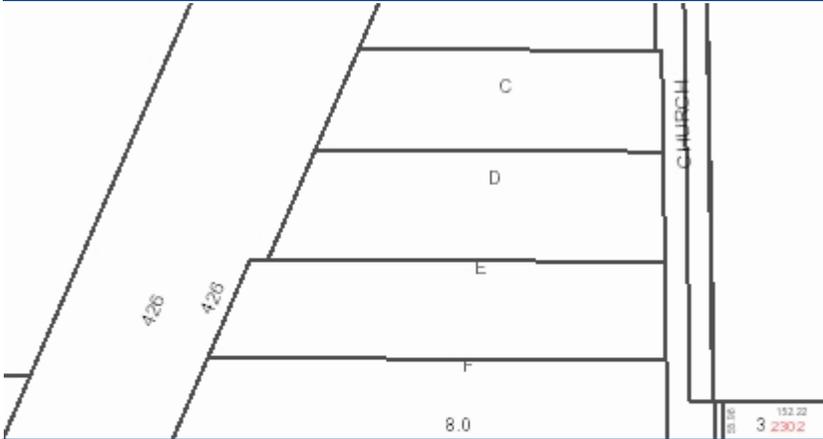
Property Record Card



Parcel 20-21-31-5CB-0000-00E0
Property Address CHURCH ST OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	20-21-31-5CB-0000-00E0		2023 Working Values	2022 Certified Values
Owner(s)	LOG CABIN PROPERTIES LLC	Valuation Method	Cost/Market	Cost/Market
Property Address	CHURCH ST OVIEDO, FL 32765	Number of Buildings	0	0
Mailing	702 GLADWIN AVE FERN PARK, FL 32730-2004	Depreciated Bldg Value		
Subdivision Name	SLAVIA FARMS	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$470,450	\$470,450
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$470,450	\$470,450
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$71,978	\$108,203
		P&G Adj	\$0	\$0
		Assessed Value	\$398,472	\$362,247

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$6,307.84 **2022 Tax Savings with Exemptions** \$860.01
2022 Tax Bill Amount \$5,447.83

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOTS E & F DESC AS BEG 69.01 FT N OF SE COR LOT F RUN W 495.1 FT N 23 DEG 20 MIN 54 SEC E 109.25 FT E 450.57 FT S 100.62 FT TO BEG SLAVIA FARMS PB 6 PG 97

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$398,472	\$0	\$398,472
SJWM(Saint Johns Water Management)	\$398,472	\$0	\$398,472
FIRE	\$398,472	\$0	\$398,472
COUNTY GENERAL FUND	\$398,472	\$0	\$398,472
Schools	\$470,450	\$0	\$470,450

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/2018	09152	1237	\$385,000	Yes	Vacant
WARRANTY DEED	04/01/2009	07180	0693	\$84,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/2004	05548	1982	\$169,500	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			47045	\$10.00	\$470,450

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Medium Density Residential	MDR	Residential Professional

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/13/2022 4:26:54 PM
Project: 22-80000174
Credit Card Number: 37*****3005
Authorization Number: 277971
Transaction Number: 131222C2B-03FBB2B7-9418-40D9-ABD9-029D1572E3F5
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Thursday, 12/29/2022, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU **MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

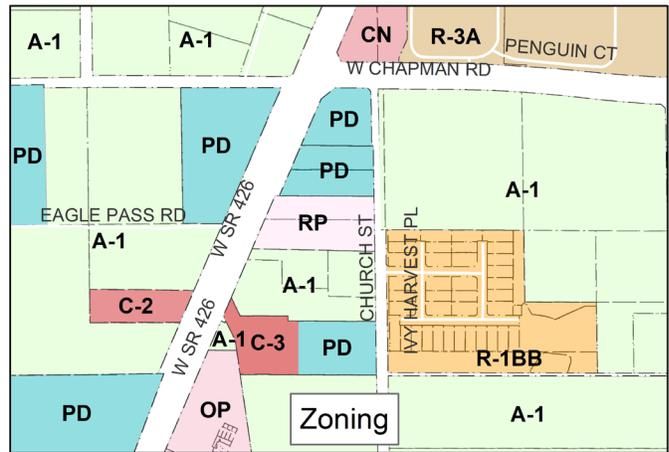
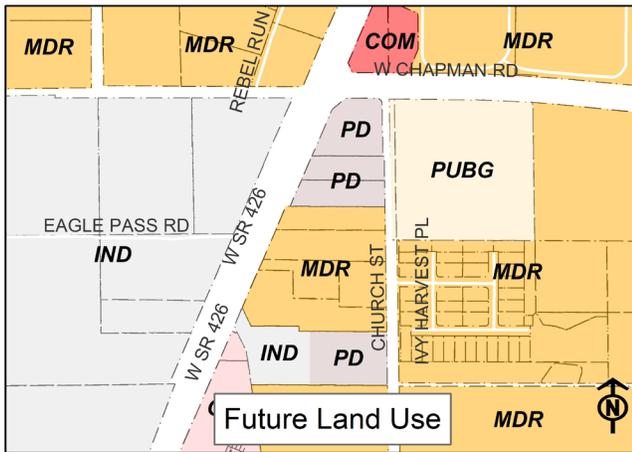
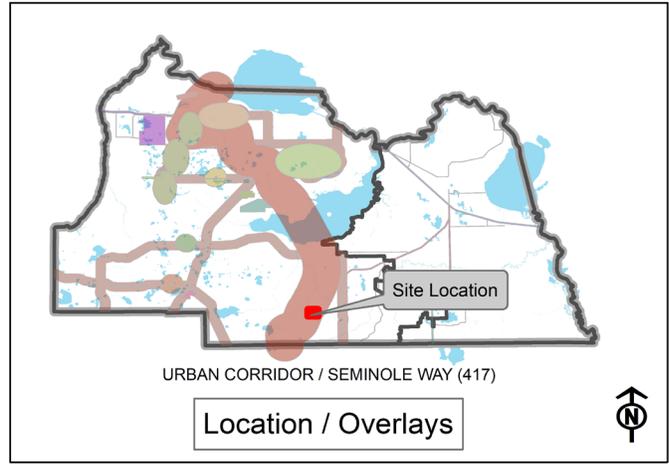
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MEDICAL OFFICE - PRE-APPLICATION	PROJ #: 22-80000174
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/13/22	
RELATED NAMES:	EP THEO STONE	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	20-21-31-5CB-0000-00E0+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN AND SPECIAL EXCEPTION FOR A MEDICAL OFFICE FACILITY ON 2.86 ACRES IN THE RP ZONING DISTRICT	
NO OF ACRES	2.86	
BCC DISTRICT	1 - DALLARI	
CURRENT ZONING	RP	
LOCATION	SOUTHEAST OF STATE ROAD 426 AND WEST CHAPMAN ROAD	
FUTURE LAND USE	MDR	
SEWER UTILITY	SEMINOLE	
WATER UTILITY	SEMINOLE	
APPLICANT:	CONSULTANT:	
THEO STONE DUNPHY DEVELOPMENT 21760 E. S.R. 54, SUITE 102 LUTZ FL 33549 (770) 789-6415 THEO@DUNPHYDEVELOPMENT.COM	BEN JOHNSON KIMLEY-HORN & ASSOCIATES 445 24TH STREET, SUITE 200 VERO BEACH FL 32960 (772) 794-4098 BEN.JOHNSON@KIMLEY-HORN.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodetd=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.	Informational
4.	Buffers and CPTED	At this time, staff estimates the following landscape buffer requirements: (east: 0.1, 10' width) (south: 0.3, 15' width) (west: 0.3, 15' width). This is subject to change. Please provide the floor area ratio, building height, and actual building setbacks for a full analysis.	Informational

5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
6.	Buffers and CPTED	Please see the example materials provided in the "resources" folder to aide in landscape plan submittals.	Informational
7.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plant Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The subject parcels have a medium density residential (MDR) future land use, which allows residential uses at a maximum of 10 units per net buildable acre, the conversion of existing residential units to professional offices in the RP district, and the special exception uses allowed within the zoning district. The use of medical offices is an allowed special exception use in MDR.	Informational
11.	Comprehensive Planning	If the proposed use is not eligible for the special exception use, a land use amendment may be required for the desired development.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	Our records show that there is a 1" diameter water service connection already extended to the southern parcel. A 24" diameter waterline runs along the west side of SR 426.	Informational
14.	Environmental Services	There is a 16" pressurized sanitary sewer force main pipe running along the east side of SR 426.	Informational
15.	Environmental Services	There are no reclaimed water services available to this project.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the proposed use for this unit generates more than 50 peak hour trips than the previous use of this unit. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational
17.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
18.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
19.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Informational

20.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
21.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
22.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Informational
23.	Planning and Development	To ensure compatibility with the surrounding residential properties, staff recommends a future land use amendment from Medium Density Residential (MDR) to Office and a rezone from Residential Professional (RP) to Office Professional (OP).	Informational
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
25.	Planning and Development	The proposed development is within a one-mile Radius of SR 417 intersections - Seminole Way Employment Corridor. Comprehensive Plan Policy FLU 19.1 Economic Development Target Areas, FLU Exhibit-5, and FLU Exhibit-40.	Informational
26.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
27.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
28.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
29.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.</p> <p>6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Informational

30.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
31.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Informational
33.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge or volume of discharge for the 25-year,24-hour storm event as there are known deficiencies downstream.	Informational
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south and west.	Informational
35.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to State Road 426. An FDOT drainage connection permit would be required for this connection.	Informational
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
37.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
39.	Public Works - Engineering	The site will be limited to a right in and right out only unless you ask for and FDOT approves a left into the site. Not left out would be allowed by the County. A left turn lane would be required if the left in is approved.	Informational
40.	Public Works - Engineering	Access to Church Street would not be supported.	Informational
41.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
42.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. This would apply to both State Road 426 and Church Street.	Informational
43.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
44.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	(407) 665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7466

Title:

11 A.M. NORTH RONALD REAGAN BLVD (6781) - PRE-APPLICATION

Project Number:

22-80000176

Project Description:

Proposed Rezone from A-1 to R-3 and Site Plan for 57 condominiums/ apartments

Project Manager:

Doug Robinson (407) 665-7308 (drobinson3@seminolecountyfl.gov)

Parcel ID:

13-20-30-300-006B-0000+++

BCC District:

2-Zembower

Applicant:

David Coggin (407) 775-4311

Consultant:

Greg Chatelain (407) 775-5194

RECEIVED

DEC 15 2022

Planning & Development Division

SEMINOLE COUNTY FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION 1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000176 PM: Doug REC'D: 12-15-22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

[X] PRE-APPLICATION \$50.00* (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: 6781 N Ronald Reagan Blvd 6831 County Rd 427 Sanford, FL 32773
PARCEL ID #(S): 13-20-30-300-006B-0000, 13-20-30-300-0060-0000 13-20-30-300-006A-0000 13-20-30-300-006C-0000 13-20-30-300-007C-0000 13-20-30-300-007A-0000
TOTAL ACREAGE: 5.28 BCC DISTRICT: 01-COUNTY-TX DIST 1
ZONING: A-1 FUTURE LAND USE: LDR

APPLICANT

NAME: David Coggin COMPANY: Benchmark Building
ADDRESS:
CITY: STATE: ZIP:
PHONE: 407-697-4311 EMAIL: david@benchmarkbuildinginc.com

CONSULTANT

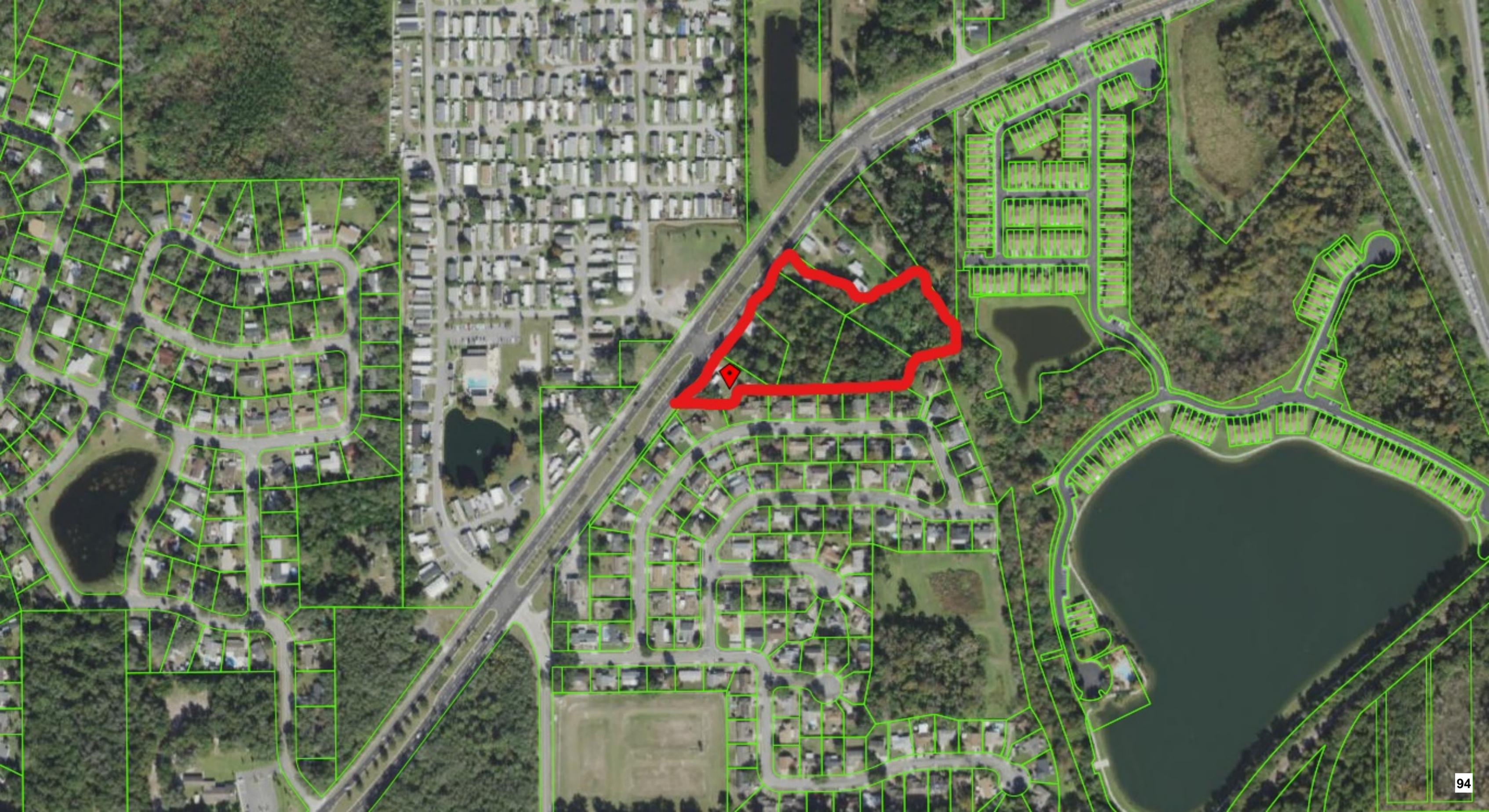
NAME: Greg Chatelain COMPANY: Linn Engineering
ADDRESS: P.O. Box 140024
CITY: Winter Park STATE: FL ZIP: 32789
PHONE: 407-775-5194 EMAIL: greg@linnengineering.com

PROPOSED DEVELOPMENT

Brief description of proposed development: multifamily. 57 Condos or apartments. 2 and 3 story
Rezoned to R-3. Road, stormwater, and utilities.
[] SUBDIVISION [X] LAND USE AMENDMENT [X] REZONE [X] SITE PLAN [] SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 12/22/22 COM DOC DUE: 12/28/22 DRC MEETING: 1/4/22
[] PROPERTY APPRAISER SHEET [] PRIOR REVIEWS:
ZONING: A-1 FLU: LDR LOCATION: NE of Ronald Reagan
W/S: Seminole County BCC: 2-2ember Agenda + Cross Bluff line
agenda 12/29/22



Drawing name: Z:\Projects\74100 - Benchmark Coggin\22-200 6781 N Ronald Reagan\Code-Civil\6781 N Ronald Reagan Blvd Concept 5.dwg Layout1 Dec 12, 2022 2:14pm by: Workstation 8

SITE DATA

PROJECT AREA:	4.96 ACRES (216,249 SF)
EXISTING USE:	VARIABLES BY PARCEL - VACANT, SINGLE FAMILY, MOBILE HOMES
PROPOSED USE:	MULTIFAMILY
ZONING:	R-3
NUMBER OF STORIES:	3
BUILDING CONSTRUCTION TYPE:	II-B
MAX BUILDING HEIGHT:	35'
DENSITY:	
PROPOSED DENSITY:	11.49 UNITS/AC.
MAXIMUM DENSITY:	13 UNITS/AC.
PROPOSED UNITS:	57 CONDO/APARTMENT 2 & 3 STORY

BUILDING SETBACKS	REQUIRED
FRONT SETBACK	35'
SIDE SETBACK	35'
REAR SETBACK	35'

LANDSCAPE BUFFERS	
FRONT BUFFER	*10'
SIDE BUFFER	*10'
REAR BUFFER	*10'
*LANDSCAPE BUFFERS ARE ASSUMED TO BE 10'	

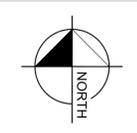
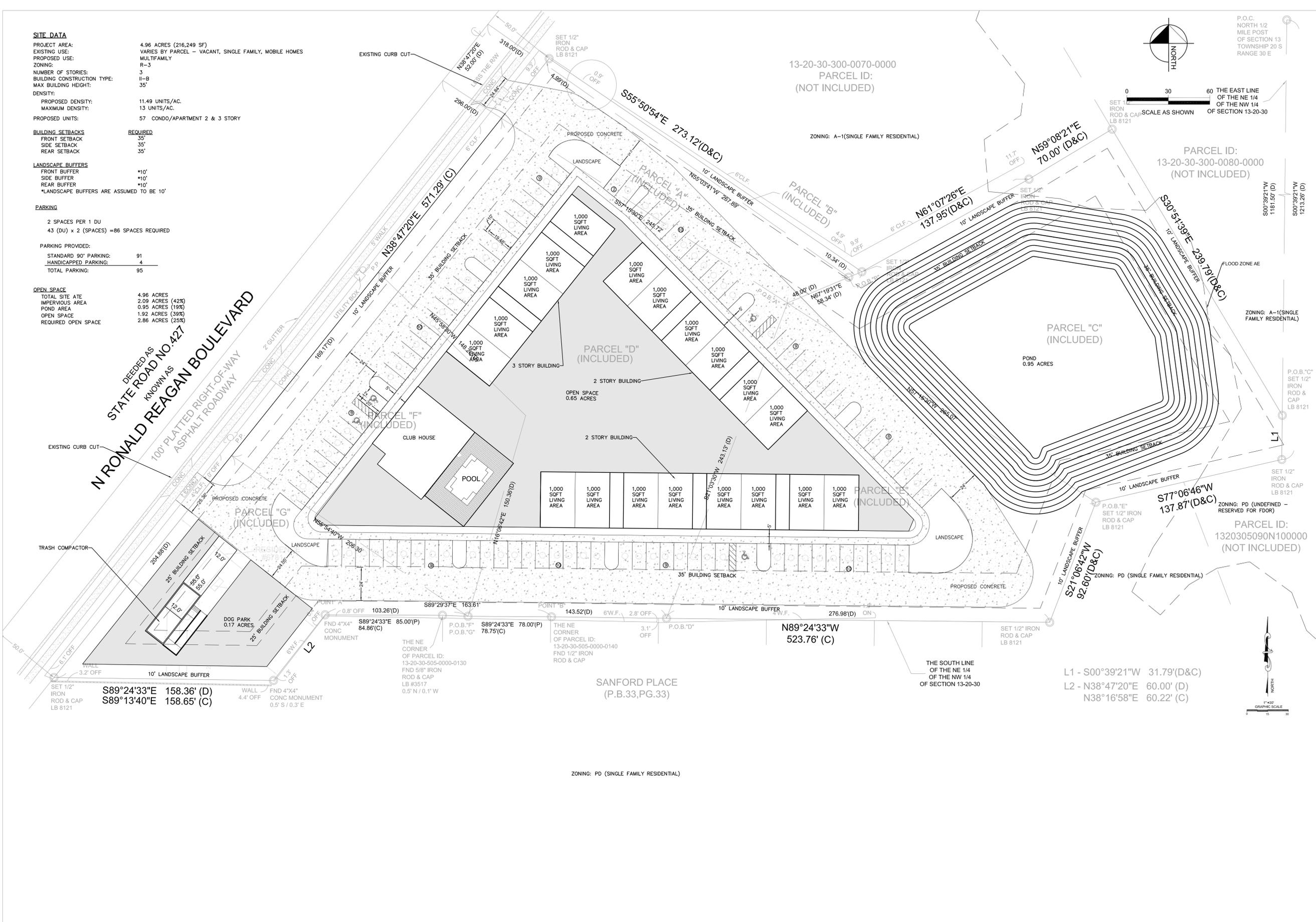
PARKING

2 SPACES PER 1 DU
 43 (DU) x 2 (SPACES) = 86 SPACES REQUIRED

PARKING PROVIDED:

STANDARD 90° PARKING:	91
HANDICAPPED PARKING:	4
TOTAL PARKING:	95

OPEN SPACE	
TOTAL SITE ATE	4.96 ACRES
IMPERVIOUS AREA	2.09 ACRES (42%)
POND AREA	0.95 ACRES (19%)
OPEN SPACE	1.92 ACRES (39%)
REQUIRED OPEN SPACE	2.86 ACRES (25%)



P.O.C.
 NORTH 1/2
 MILE POST
 OF SECTION 13
 TOWNSHIP 20 S
 RANGE 30 E



DATE	10/22
PROJECT NO.	74100-22-100
SHEET NUMBER	
CONCEPT PLAN	
MULTIFAMILY 6781 N. RONALD REAGAN RD. SANFORD, FL 32773	
SEMINOLE COUNTY FLORIDA	
SCALE'S NOTED	DESIGN ENGINEER: GREGORY T. CHATELAIN, P.E.
DESIGNED BY	GTC
DRAWN BY	GTC
CHECKED BY	DH
FLORIDA REGISTRATION NUMBER:	90573
FLORIDA REGISTRATION NUMBER:	90573
SEAL	
NO.	
REVISIONS	
DATE	
BY	

Property Record Card

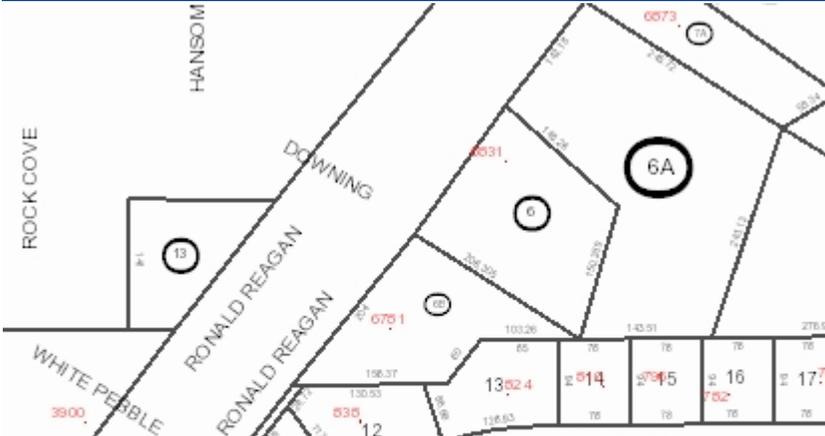


Parcel 13-20-30-300-006B-0000

Property Address 6781 N RONALD REAGAN BLVD SANFORD, FL 32773

Parcel Location

Site View



132030300006B0000 02/07/2022

Parcel Information

Value Summary

Parcel	13-20-30-300-006B-0000
Owner(s)	KKNC PROPERTIES LLC
Property Address	6781 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing	3601 CELERY AVE SANFORD, FL 32771-5553
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$48,344	\$44,843
Depreciated EXFT Value	\$3,156	\$2,617
Land Value (Market)	\$45,000	\$45,000
Land Value Ag		
Just/Market Value	\$96,500	\$92,460
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$96,500	\$92,460

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$1,239.71**
2022 Tax Bill Amount **\$1,239.71**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 13 TWP 20S RGE 30E
 COMMENCE AT THE NORTH 1/2 MILE POST OF SEC 13 TWP 20S RGE 30E & RUN
 S 00 DEG 39 MIN 21 SEC W 1213.26 FT S 77 DEG 06 MIN 46 SEC W 137.87 FT S 21 DEG 06 MIN 42 SEC W 92.60 FT
 N 89 DEG 24 MIN 33 SEC W 420.497 FT TO THE POB RUN N 55 DEG 54 SEC 40 MIN W 206.305 FT S 38 DEG 47 MIN 20 SEC W 204.88 FT S 89 DEG 24
 MIN 33 SEC E 158.37 FT N 38 DEG 47 MIN 20 SEC E 60 FT S 89 DEG 24 MIN 33 SEC 103.263 FT TO BEG (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$96,500	\$0	\$96,500
SJWM(Saint Johns Water Management)	\$96,500	\$0	\$96,500
FIRE	\$96,500	\$0	\$96,500
COUNTY GENERAL FUND	\$96,500	\$0	\$96,500
Schools	\$96,500	\$0	\$96,500

Sales

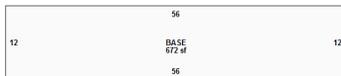
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/14/2022	10149	1201	\$235,000	No	Improved
WARRANTY DEED	11/12/2021	10105	1859	\$165,000	Yes	Improved
QUIT CLAIM DEED	04/01/2000	03834	0457	\$100	No	Improved
CORRECTIVE DEED	11/01/1997	03326	1928	\$100	No	Improved
WARRANTY DEED	05/01/1996	03074	0564	\$26,000	Yes	Improved
QUIT CLAIM DEED	12/01/1986	01811	1422	\$14,000	No	Improved
WARRANTY DEED	01/01/1972	00924	0578	\$2,300	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$45,000.00	\$45,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MOBILE HOME	1977/2010	2	1.5	5	672	672	672	MOBILE HOME ABOVE AV	\$48,344	\$55,568	Description	Area



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
11278	6781 N RONALD REAGAN BLVD: MECHANICAL - RESIDENTIAL-	County	\$4,500		8/2/2019

Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 1	01/01/1992	1	\$400	\$1,000
ALUM GLASS PORCH	01/01/1992	80	\$548	\$1,369
ALUM UTILITY BLDG W/CONC FL	01/01/1992	320	\$1,408	\$3,520
CARPORT 1	01/01/1992	1	\$800	\$2,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/15/2022 4:32:59 PM
Project: 22-80000176
Credit Card Number: 37*****2018
Authorization Number: 286653
Transaction Number: 151222C19-AA2EFD33-7A61-4BAB-96B6-D972F2A67D56
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Thursday, 12/29/2022, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

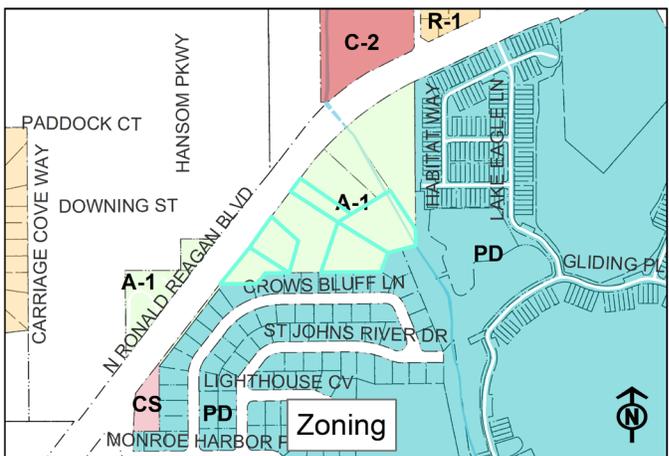
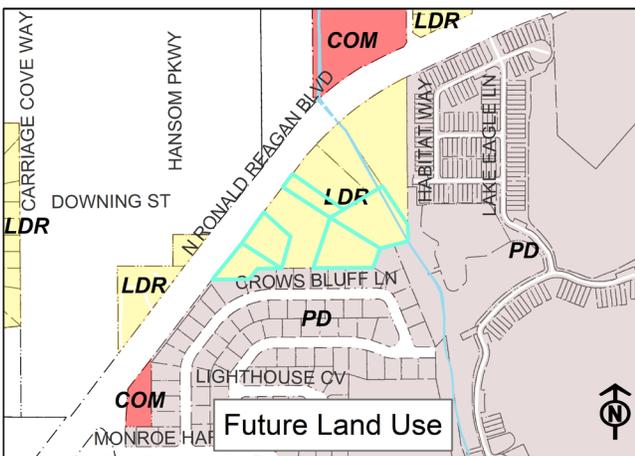
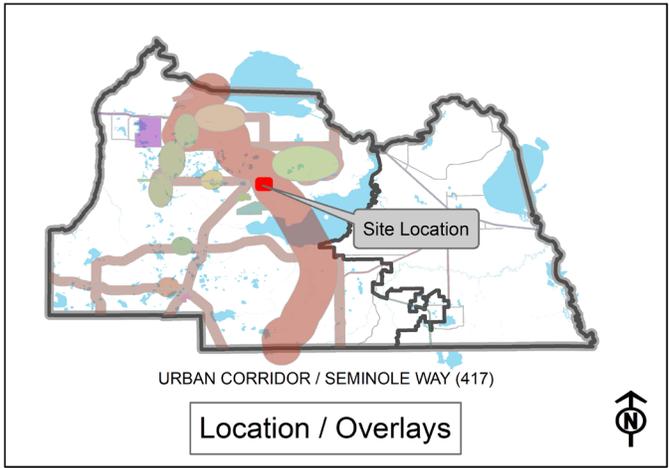
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	N. RONALD REAGAN BLVD (6781) - PRE-APPLICATION	PROJ #: 22-80000176
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/15/22	
RELATED NAMES:	EP DAVID COGGIN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	13-20-30-300-006B-0000+++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-3 AND SITE PLAN FOR 57 CONDOMINIUMS OR APARTMENTS	
NO OF ACRES	5.28	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	NORTHEAST OF NORTH RONALD REGAN BLVD AND CROWS BLUFF LANE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
David Coggin Benchmark Building (407) 775-4311 david@benchmarkbuildinginc.com	Greg Chatelain P.O. Box 1400024 WINTER PARK FL 32789 (407) 775-5194 greg@lennengineering.com	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your Electronic Plan Review (ePlan) task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Residential zoning to the northeast and south will trigger a parking buffer requirement under SCLDC Sec. 30.1287. This is additional to the standard buffer requirements.	Informational
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292.	Informational

5.	Buffers and CPTED	Per Sec. 30.1294. - Screening, mechanical equipment must be screened, such as the trash compactor. The compactor cannot encroach to a required buffer.	Informational
6.	Buffers and CPTED	Based on preliminary review, staff estimates the following buffer opacity requirements: (north: 0.6, 25' width adjacent to LDR existing homes) (south: 0.3, 15' width adjacent to PD existing homes) (west: 0.5, 25' width adjacent to ROW). This is subject to change based on proposed development. A higher density may result in higher buffering.	Informational
7.	Buffers and CPTED	Please see example materials provided in the "resources" folder to aide in landscape plan submittals.	Informational
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
11.	Comprehensive Planning	The proposed use will require a Land Use Amendment to HDR (high density residential).	Informational
12.	Comprehensive Planning	Per the Seminole County Comprehensive Plan, high density developments require maximum lot coverage, minimum open space, recreation, pedestrian walkways and transit facility requirements to enhance the living environment of residents and to provide convenient access to area schools, shopping and recreational facilities. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.	Informational
13.	Environmental Services	There is an existing 12" diameter potable water line approximately 300 feet from the southwest project corner to the south on the south side of Ronald Reagan Boulevard.	Informational
14.	Environmental Services	There is an existing 8" diameter pressurized sanitary sewer force main pipe approximately 750 feet from the southwest project corner to the south on Ronald Reagan Boulevard.	Informational
15.	Environmental Services	There are no reclaimed water services available in this area.	Informational
16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
17.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved for site plan or final engineering review. SCLDC 60.22	Informational
18.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
19.	Natural Resources	Show tree replacement table for site plan or final engineering review. See the example in the Resources folder. SCLDC 60.22(f)	Informational

20.	Planning and Development	If your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1)	Informational
21.	Planning and Development	The proposed development is within a one-mile Radius of SR 417 at Intersections - Seminole Way Development.	Informational
22.	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.	Informational
23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
24.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
25.	Planning and Development	Staff would not support a Future Land Use Amendment from Low Density Residential (LDR) to High Density Residential (HDR) to allow R-3 zoning.	Informational
26.	Planning and Development	Staff suggests that the applicant consider a proposal that is more compatible with the surrounding residential densities. The applicant should consider a density that is the average of the existing surrounding residential development. The Planned Development Future Land Use and Planned Development zoning could be used to support an average density proposal.	Informational
27.	Planning and Development	Staff recommends that the applicant explore the Planned Development process and consider proposing housing type(s) that are consistent with Seminole County's proposed Land Development Code updates to create a new Missing Middle zoning district that would allow more opportunities for Missing Middle Housing types. For more information on the proposed Land Development Code changes to support Missing Middle Housing please see BCC agenda item #23 at the following link: https://seminolecounty.novusagenda.com/agendapublic/DisplayAgendaPDF.aspx?MeetingID=1524	Informational
28.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational
29.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
30.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

31.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1)Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2)A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).3)Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
32.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
33.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
34.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Informational
35.	Public Works - Engineering	Based on a preliminary review, the downstream outfall system has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge and or severely reduce the rate of discharge. Please co-ordinate with Jim Potter 407 665 5764 or jpotter@seminolecountyfl.gov for additional details.	Informational
36.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Informational
37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
38.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Six Mile Creek.	Informational
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
40.	Public Works - Engineering	The pond is required to have a 10' berm. As shown, it may need additional slopes to get back to natural grade. If the berm is in fill a seepage and seepage analysis will be required.	Informational
41.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Informational
42.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
43.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Informational
44.	Public Works - Engineering	A left turn lane is required at Downing Street.	Informational
45.	Public Works - Engineering	A detailed traffic study is required. Please note with the traffic into the trailer park across the street a signal warrant analysis would be required.	Informational

46.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. With future access to the lots to the north this would not meet separation and the development would be limited to 1 access to Ronald Reagan Boulevard.	Informational
47.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
48.	Public Works - Engineering	INFORMATIONAL: Existing Median or Right Of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal.	Informational
49.	Environmental Impact Analysis	If any comments, reviewer will send on a separate email.	Pending

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Pending	(407) 665-2143
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	407-665-7391
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	407-665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7446

Title:

I-4 INDUSTRIAL PARK, 4th SECTION (LOT 2) - SITE PLAN

Project Number:

22-06000060

Project Description:

Proposed Site Plan to construct an 18,150 sq ft Office/Warehouse Facility on 1.69 acres in the M-1 Zoning District

Project Manager:

Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID:

21-19-30-506-0000-0020

BCC District:

5-Herr

Applicant:

Andre Hickman (407) 629-1688

Consultant:

Bryan Potts (407) 982-9878



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-06000060

RECEIVED

NOV 22 2022

SITE PLAN/DREDGE & FILL

Planning & Development
 Division

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: I-4 Industrial Park, 4th Section - Lot 2	
PARCEL ID #(S): 21-19-30-506-0000-0020	
DESCRIPTION OF PROJECT: Construct an 18,150 SF Office/Warehouse Facility	
EXISTING USE(S): Undeveloped	PROPOSED USE(S): Office/Warehouse
ZONING: M-1 FUTURE LAND USE: IND	TOTAL ACREAGE: 1.63 BCC DISTRICT: 5
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A	
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)	
EXISTING BUILDING AREA: <u>0</u>	NEW BUILDING AREA: <u>18,150</u> TOTAL: <u>18,150</u>
EXISTING PAVEMENT AREA: <u>0</u>	NEW PAVEMENT AREA: <u>31,055</u> TOTAL: <u>31,055</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>49,205</u>	
(TOTAL SQUARE FEET OF NEW ISA <u>49,205</u> / 1,000 = <u>49.205</u>) x \$25 + \$2,500 = FEE DUE: 3,730.13 <u>3,730.00</u>	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Andre F. Hickman, Pres.	COMPANY: Space Port U.S.A., Inc.	
ADDRESS: 1801 Lee Road, Suite 200		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 629-1688	EMAIL: hickman@email.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Bryan Potts	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: 407-982-9878	EMAIL: bpotts@tannathdesign.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Space Port U.S.A., Inc.		
ADDRESS: 1801 Lee Road, Suite 200		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 629-1688	EMAIL: hickman@email.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

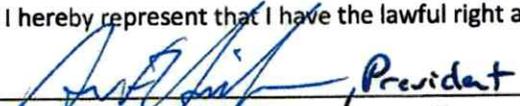
TEST NOTICE:

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

 **President**

 SIGNATURE OF AUTHORIZED APPLICANT

11/22/2022

 DATE

Property Record Card



Parcel 21-19-30-506-0000-0020

Property Address HICKMAN DR SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	21-19-30-506-0000-0020		2023 Working Values	2022 Certified Values
Owner(s)	SPACEPORT USA INC	Valuation Method	Cost/Market	Cost/Market
Property Address	HICKMAN DR SANFORD, FL 32771	Number of Buildings	0	0
Mailing	PO BOX 941618 MAITLAND, FL 32794-1618	Depreciated Bldg Value		
Subdivision Name	I-4 INDUSTRIAL PARK SEC 4	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$331,769	\$331,769
DOR Use Code	40-VAC INDUSTRIAL GENERAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$331,769	\$331,769
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$331,769	\$331,769

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,448.39**
2022 Tax Bill Amount **\$4,448.39**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
 I-4 INDUSTRIAL PARK 4TH SEC
 PB 34 PG 77

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$331,769	\$0	\$331,769
SJWM(Saint Johns Water Management)	\$331,769	\$0	\$331,769
FIRE	\$331,769	\$0	\$331,769
COUNTY GENERAL FUND	\$331,769	\$0	\$331,769
Schools	\$331,769	\$0	\$331,769

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			75402	\$4.40	\$331,769

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
11309	ABB POWER DIST-CRANE ON ROOF 201 HICKMAN DR	County	\$60,000		12/1/1993

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	6

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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[Department of State](#) [Division of Corporations](#) [Search Records](#) [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SPACE PORT U.S.A., INC.

Filing Information

Document Number 269701
EI/EI Number 59-1461923
Date Filed 05/07/1963
State FL
Status ACTIVE
Last Event AMENDMENT m
Event Date Filed 04/02/1997
Event Effective Date NONE

Principal Address

1801 LEE ROAD
 SUITE 200
 WINTER PARK, FL 32789

Changed: 01/05/2009

Mailing Address

P.O. BOX 941618
 MAITLAND, FL 32794

Changed: 01/19/2007

Registered Agent Name & Address

HICKMAN, ANDRE F
 1801 LEE ROAD, SUITE 200
 WINTER PARK, FL 32789

Entity Name Changed: 03/19/2010

Address Changed: 01/19/2007

Office /Director Detail

Name & Address

Title PVST

HICKMAN, ANDRE F m

1801 LEE RO A ITE 200
WINTER P RK FL 32789

Annual Reports

Report Year	Filed Date
2020	04/28/2020
2021	04/08/2021
2022 p	04/18/2022

Document Images

04/18/2022 -- NN L REPORT	View image in PDF format
04/08/2021 -- NN L REPORT	View image in PDF format
04/28/2020 -- NN L REPORT	View image in PDF format
04/05/2019 -- NN L REPORT	View image in PDF format
04/06/2018 -- NN L REPORT	View image in PDF format
04/03/2017 -- NN L REPORT	View image in PDF format
04/06/2016 -- NN L REPORT	View image in PDF format
04/08/2015 -- NN L REPORT	View image in PDF format
04/02/2014 -- NN L REPORT	View image in PDF format
03/22/2013 p NN L REPORT	View image in PDF format
03/22/2012 -- NN L REPORT	View image in PDF format
02/16/2011 -- NN L REPORT	View image in PDF format
03/19/2010 -- NN L REPORT	View image in PDF format
01/05/2009 -- NN L REPORT	View image in PDF format
02/20/2008 -- NN L REPORT	View image in PDF format
01/19/2007 -- NN L REPORT	View image in PDF format
02/16/2006 -- NN L REPORT	View image in PDF format
04/01/2005 -- NN L REPORT	View image in PDF format
04/22/2004 p NN L REPORT	View image in PDF format
01/27/2003 -- NN L REPORT	View image in PDF format
02/27/2002 -- NN L REPORT	View image in PDF format
02/01/2001 -- NN L REPORT	View image in PDF format
02/14/2000 -- NN L REPORT	View image in PDF format
03/05/1999 -- NN L REPORT	View image in PDF format
02/24/1998 -- NN L REPORT	View image in PDF format
05/06/1997 -- NN L REPORT	
04/02/1997 -- MEN MEN p	View image in PDF format
04/03/1996 -- NN L REPORT	View image in PDF format
03/30/1995 -- NN L REPORT	View image in PDF format

p



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/23/2022 11:29:30 AM
Project: 22-06000060
Credit Card Number: 37*****2005
Authorization Number: 225979
Transaction Number: 231122C19-F4055AF0-F445-47EE-9578-3FEDA7B60281
Total Fees Paid: 3794.94

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	64.94
SITE PLAN	3730.00
Total Amount	3794.94

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	I-4 INDUSTRIAL PARK, 4th SECTION (LOT 2)- SITE PLAN	PROJ #: 22-06000060
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/23/22	
RELATED NAMES:	EP ANDRE HICKMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	21-19-30-506-0000-0020	
PROJECT DESCRIPTION	Proposed Site Plan to construct an 18, 150 sq ft Office/ Warehouse Facility on 1.69 acres in the M-1 Zoning District	
NO OF ACRES	1.69	
BCC DISTRICT	5- HERR	
CURRENT ZONING	M-1	
LOCATION	NE OF HICKMAN DRIVE AND CHANTAL LANE	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ANDRE HICKMAN SPACE PORT USA, INC. 1801 LEE ROAD SUITE 200 WINTER PARK FL 32789 (407) 629-1688 HICKMAN@EMAIL.COM	BRYAN POTTS 2494 ROSE SPRING DRIVE ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	The overall site plan indicates the east buffer to be 25' and the west buffer to be 10' but the drawing indicates alternative widths. Please revise to show consistency.	Not Met
2.	Buffers and CPTED	The 4.2 canopy trees required per the parking lot landscaping requirements must be rounded up to five. The lanscape plan only indicates one canopy to be planted in the parking area. Trees included in the standard bufferyard requirement cannot be used to satisfy the parking lot landscaping requirement. Please correct.	Not Met
3.	Buffers and CPTED	The yaupon holly is not classified as a canopy tree. Canopy trees used for parking lot landscaping must be 3' caliper. please select a classified canopy tree per Secs. 30.123630.1240 and revise plan to indicate the 3' caliper.	Not Met
4.	Buffers and CPTED	The landscape plan says "unable to plant any trees in existing power easement" but the drawing shows trees to be planted in the easement. If plantings are not allowed in the easement, the buffer must be provided interior and adjacent to the easement.	Not Met
5.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational
6.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
8.	Environmental Services	Our records show a water service with a meter and a sewer lateral already extended from Hickman Drive. Please remove and cap those lines if you aren't using those existing connections.	Not Met
9.	Environmental Services	Our records show that there is no sanitary sewer connection at the southeast property corner. Please verify.	Not Met
10.	Natural Resources	The arithmetic for the tree replacement table is incorrect. For example, the "Replacement trees required" column should read as follows from top to bottom: 28, 60, 5. The total replacement inches required should add up to 186. Please revise.	Not Met
11.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Informational
12.	Planning and Development	Please provide a typical section for the dumpster enclosure. Please note that the dumpster will require a separate building permit.	Not Met

13.	Planning and Development	Please note on plan that outdoor lighting will meet the requirements of Seminole County Land Development Code Sec. 30.1234 - Outdoor Lighting. Outdoor lighting will require a separate building permit.	Not Met
14.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
15.	Public Safety - Addressing	(Prior to Building Permit Submittal- STRUCTURES ON MULTIPLE ADDRESSED PROPERTY) Approved sites with multiple structures are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Prior to Building Permit Submittal- UNITS NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenant's ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected.	Informational
16.	Public Safety - Addressing	(POSTING) Main building commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
17.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of signage. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational

18.	Public Safety - Addressing	<p>(SITE/FLOOR PLAN) We spoke to Bryan Potts who indicated at this time the building is a single tenant, but in the future may become multi-tenant. Developers of commercial sites with multiple occupants-tenants are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of a floor layout plan which indicates all possible tenant divisions for each floor of the building.</p> <p>The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and this is to be submitted prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.</p>	Informational
19.	Public Safety - Addressing	<p>(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), parcel number of the property as well as the adjacent properties, posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.</p>	Informational
20.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5</p>	Informational
21.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)</p>	Informational
22.	Public Safety - Addressing	<p>(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)</p>	Informational
23.	Public Safety - Addressing	<p>The drafted address is 261 Hickman Drive. Once the building permit is issued, the address will be released.</p>	Informational
24.	Public Safety - Addressing	<p>What is the intended facility name? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks, the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)</p>	Not Met

25.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.6) Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
26.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Not Met
27.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Not Met
28.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches-Wheelbase: 270 inches-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Not Met
29.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Not Met
30.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Not Met
31.	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).	Not Met
32.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)	Not Met
33.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met

34.	Public Safety - Fire Marshal	Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
35.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinklered buildings: a) At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b) The fire line for sprinklered buildings starts at the double detector check valve. c) No other water connection shall be off of the fire line. d)The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e)Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Not Met
36.	Public Safety - Fire Marshal	Please provide the classification of the Occupancy in accordance with NFPA 101, CH 6, Section 6.1.12	Not Met
37.	Public Safety - Fire Marshal	Please provide the subclassification according to NFPA 101, CH 40, 40.1.2.1	Not Met
38.	Public Safety - Fire Marshal	Please provide a response letter addressing each Fire Site comment. Provide the location(s) within the plans and drawings in order to expedite the review.	Not Met
39.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
40.	Public Works Engineering	Comments forthcoming	
41.			

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Status	File	Markup Name	Changemark Subject	Changemark Details	Updated By
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #01	Add the following: Maximum allowable Floor Area Ratio - 0.65	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #02	Add the following: Building Square Footage = 18,150 Sq Ft Provide number of stories	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #03	Building Square Footage calculaton needs to match the total building square footage of 18,150 sq ft.	Joy Giles

Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #04	Round up to 11	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #05	Must round up	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #06	Amend total number required.	Joy Giles
Not Met	005 078-007 C-2-0 SITE.pdf	PM MARKUPS 12-21-22	Changemark #07	Add note under parking that parking stalls are a minimum of 10 feet by 20 feet.	Joy Giles

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Corrections Required	Paul Zimmerman, PE (407) 665-2040
Public Safety - Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	Corrections Required	Diane Koschwitz 407-665-5190
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Public Works - Engineering				COMMENTS FORTHCOMING
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/28/22	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Diane Gordon, Becky Noggle, Maya Athanas, Sarah Harttung, Paul Zimmerman, Diane Koschwitz, Jim Potter
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs

(407) 571-8000

www.altamonte.org

Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7450

Title:

COMUNIDAD SIERVOS DE CRISTO VIVO - PRE-APPLICATION

Project Number:

22-80000171

Project Description:

Proposed Special Exception to use residence as a house of worship on 1.16 acres in the R-1A Zoning District

Project Manager:

Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID:

08-21-29-525-0000-0040

BCC District:

3-Constantine

Applicant:

Maria Colon (407) 256-8496

Consultant:

N/A

RECEIVED



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000171
PM: Joy
REC'D: 12.13.22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Comunidad Siervos de Cristo Vivo (CSCV)
PARCEL ID #(S): 08-21-29-525-000-0040
TOTAL ACREAGE: 1.18 1.16 BCC DISTRICT: 3 constantine
ZONING: R-1A FUTURE LAND USE: ~~House of Worship~~ LOR

APPLICANT

NAME: Maria de los Angeles Torruella Colon /CSCV COMPANY: Comunidad Siervos de Cristo Vivo de Orlando, Inc
ADDRESS: 1125 Tucker Ave
CITY: Orlando STATE: FL ZIP: 32807
PHONE: 407-256-8496 EMAIL: cscvorlando1@gmail.com

CONSULTANT

NAME: Same as above COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Permission to use residence as a worship house
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

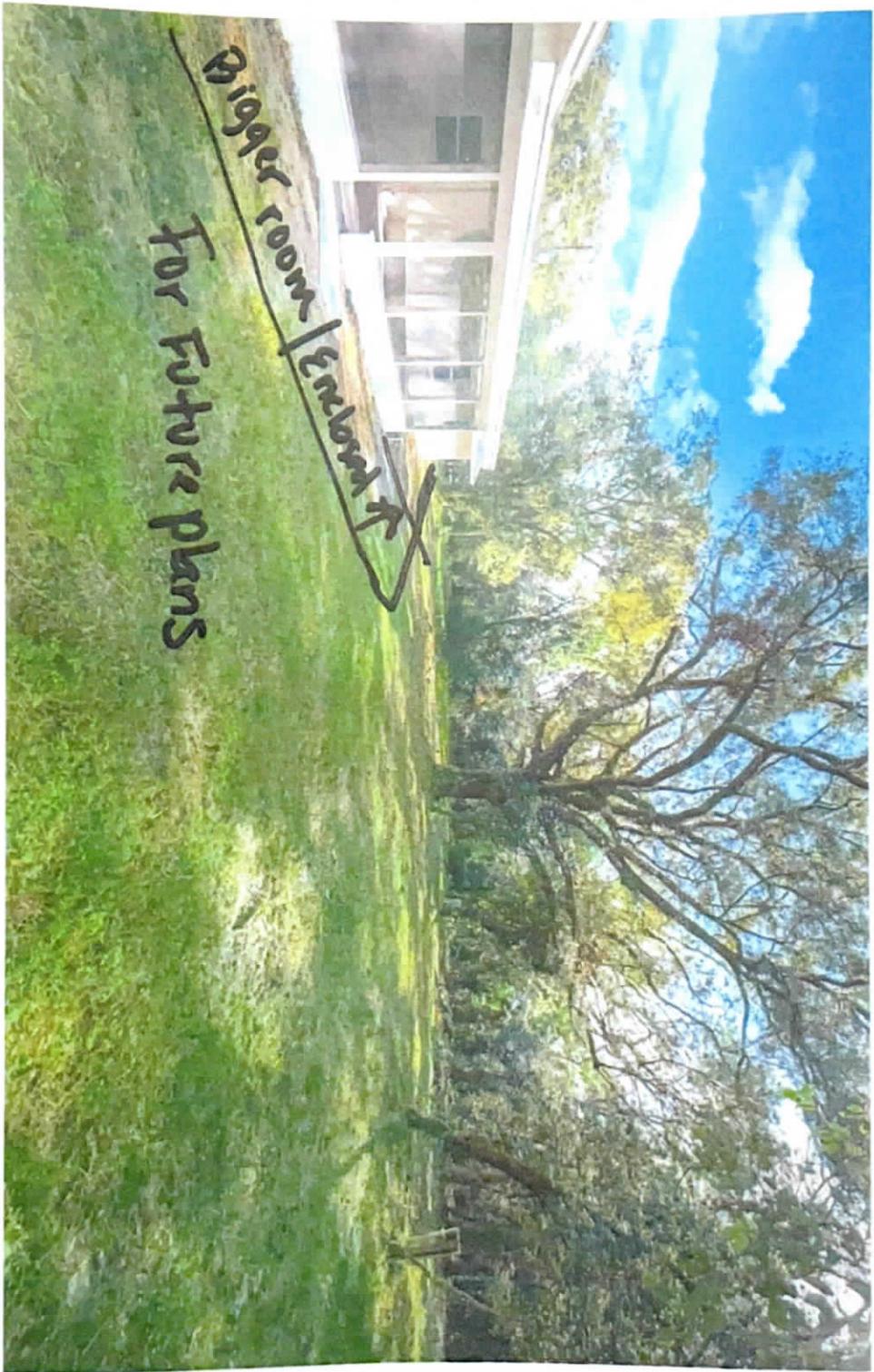
STAFF USE ONLY

COMMENTS DUE: 12.22.23 COM DOC DUE: 12.28.23 DRC MEETING: 1.4.23
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: R-1A FLU: LOR LOCATION: SE of sandlake rd
W/S: Sunshine BCC: 3 constantine & Dakhan Dr.



Worship House

2661 Sand Lake Rd



Narrative:

We are a Catholic Worship Community with 30 members, all of our members are parishioners of Catholic churches within the Orlando area. Our purpose is to serve in the Dioceses to learn and teach others about our faith. We meet on a weekly basis to pray and worship helping others to learn about our faith and experience the love of God. Our meetings are twice a week - one day of formation of our faith (for members only) and another to praise and worship. For the past 3 years our gatherings have been with an average of 30 to 40 people in attendance of our worship nights. Our gatherings during weekdays are from 7 to 9:30PM. We also do formation once a month during the weekend with attendance of an average of 20-25 people from 8am to 5pm. The house would be used as prayer house were we will have a small chapel with the Blessed Sacrament and utilize other additional space for our meetings and gatherings.

Property Record Card

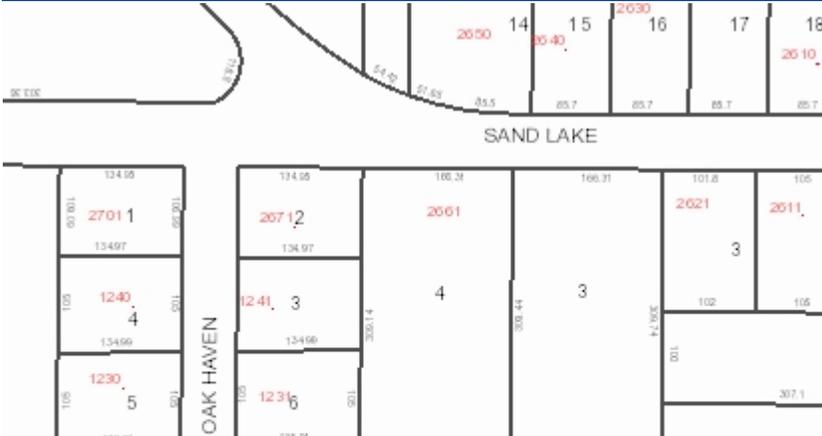


Parcel 08-21-29-525-0000-0040

Property Address 2661 SAND LAKE RD LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	08-21-29-525-0000-0040		2023 Working Values	2022 Certified Values
Owner(s)	MORAL, ALBERTO A - Tenants in Common :50 MORAL, ALBERTO - Tenants in Common :50	Valuation Method	Cost/Market	Cost/Market
Property Address	2661 SAND LAKE RD LONGWOOD, FL 32779	Number of Buildings	1	1
Mailing	628 ALPINE ST ALTAMONTE SPG, FL 32701-2634	Depreciated Bldg Value	\$164,985	\$71,900
Subdivision Name	SAND LAKE ESTATES	Depreciated EXFT Value	\$1,200	
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$113,376	\$113,376
DOR Use Code	01-SINGLE FAMILY	Land Value Ag		
Exemptions	None	Just/Market Value	\$279,561	\$185,276
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$279,561	\$185,276

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$2,484.20**
2022 Tax Bill Amount **\$2,484.20**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 SAND LAKE ESTATES PLAT BOOK 87 PAGES 87-88

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$279,561	\$0	\$279,561
SJWM(Saint Johns Water Management)	\$279,561	\$0	\$279,561
FIRE	\$279,561	\$0	\$279,561
COUNTY GENERAL FUND	\$279,561	\$0	\$279,561
Schools	\$279,561	\$0	\$279,561

Sales

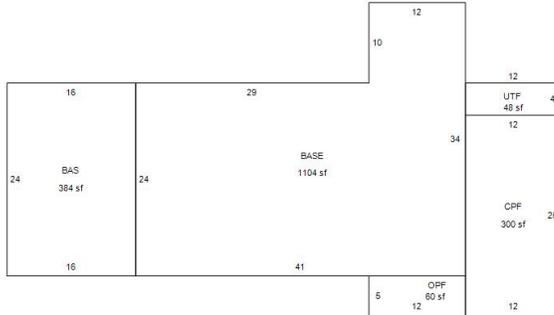
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/21/2022	10285	0661	\$305,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.181	\$96,000.00	\$113,376

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	SINGLE FAMILY	1953/2022	3	2.0	6	1,104	1,896	1,488	CB/STUCCO FINISH	\$164,985	\$164,985		
												Description	Area
												BASE	384.00
												OPEN PORCH FINISHED	60.00
												CARPORT FINISHED	300.00
												UTILITY FINISHED	48.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
15900	2661 SAND LAKE RD: EZ REROOF RESIDENTIAL- [SAND LAKE ESTATES] County		\$11,000		9/15/2022

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 1	07/01/1953	1	\$1,200	\$3,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1A	Low Density Residential	LDR	Single Family-9000

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	37

School Information

Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/13/2022 11:05:08 AM
Project: 22-80000171
Credit Card Number: 46*****4328
Authorization Number: 120751
Transaction Number: 13122203B-6AF80668-8582-48E0-9761-758117D25077
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	COMUNIDAD SIERVOS DE CRISTO VIVO - PRE-APPLICATION	PROJ #: 22-80000171
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/12/22	
RELATED NAMES:	EP MARIA COLON	
PROJECT MANAGER:	JOY GILES (407) 665-77399	
PARCEL ID NO.:	08-21-29-525-0000-0040	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO USE RESIDENCE AS A HOUSE OF WORSHIP	
NO OF ACRES	1.16	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	R-1A	
LOCATION	SOUTHEAST OF SAND LAKE ROAD AND OAK HAVEN DRIVE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
MARIA COLON COMUNIDAD SIERVOS 1125 TUCKER AVE ORLANDO FL 32807 (407) 256-8496 CSCVORLANDO1@GMAIL.COM		

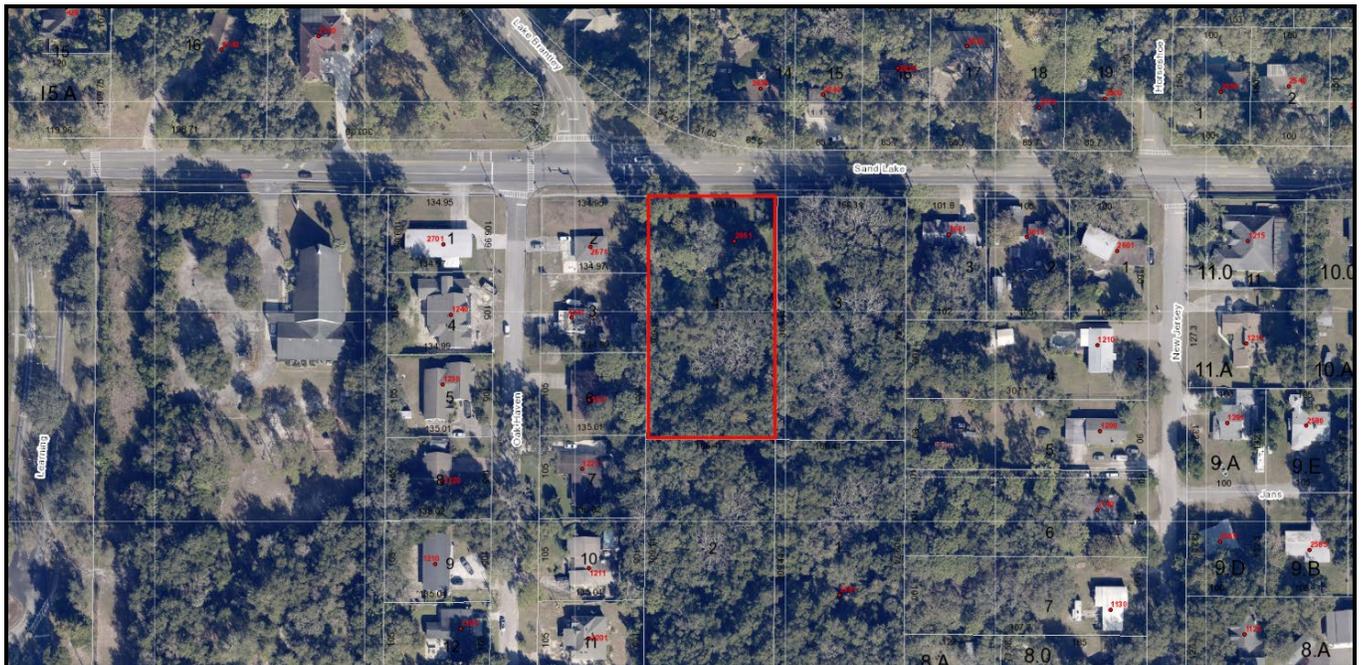
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation with R-1A (Single Family Dwelling) zoning. The R-1A zoning classification permits single family residential and their customary accessory uses.
- The use of a church or house of worship in the R-1A zoning classification requires approval of a Special Exception by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferinbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if parking requirement exceeds five spaces.	Informational
4.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
5.	Buffers and CPTED	A special exception includes a site plan review, which may require a landscape plan. In order for staff to conduct a full buffer analysis, please provide the impervious surface ratio, floor area ratio, and building height.	Informational
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
7.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.	Informational
8.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Informational
11.	Comprehensive Planning	The Future Land Use (FLU) Low Density Residential (LDR). Special exception uses such as houses of worship are permitted.	Informational

12.	Comprehensive Planning	Special Provisions for Low Density Residential includes pedestrian, bicycle and vehicular linkages between abutting residential areas is encouraged in order to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions should be designed to serve local residents and discourage through traffic. Pedestrian connections between residential areas, sidewalks abutting the residential areas, and transit stops are encouraged.	Informational
13.	Comprehensive Planning	The application affects land within the Wekiva River Protection Area, Wekiva Study Area, applicant must demonstrate that development will conform to the provisions of the Wekiva River Protection Act and Wekiva Parkway and Protection Act (Part II and Part III, Chapter 369, Florida Statutes).	Informational
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
15.	Planning and Development	<ul style="list-style-type: none"> • The subject site has a Low Density Residential Future Land Use designation with R-1A (Single Family Dwelling) zoning. The R-1A zoning classification permits single family residential and their customary accessory uses. • The use of a church or house of worship in the R-1A zoning classification requires approval of a Special Exception by the Board of County Commissioners. 	Informational

16.	Planning and Development	<p>Per Seminole County Land Development Code (SCLDC) Sec. 30.41 Special Exceptions: The Board of County Commissioners may grant special exception uses under the R-1A zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area. Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> • Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. • Does not have an unduly adverse effect on existing traffic patterns, movements and volumes. • Is consistent with the countys Vision 2020 Comprehensive Plan. • Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. • Will not adversely affect the public interest. 	Informational
17.	Planning and Development	For additional questions about the Special Exception process or possible conditions/restrictions that staff may impose, please contact Kathy Hammel-Principal Planner at 407-665-7389 or khammel@seminolecountyfl.gov	Informational
18.	Planning and Development	Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.	Informational
19.	Planning and Development	<p>Prior to scheduling the request for a public hearing, the Applicant must conduct a Community Meeting in compliance with SCLDC Sec. 30.44: Public Notice Procedure for Special Exceptions: Community Meeting Procedures.</p> <p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (Please see Community Meeting Procedures attachment.)</p>	Informational
20.	Planning and Development	A concept site plan must be submitted with the special exception application for staff review.	Informational
21.	Planning and Development	Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.	Informational

22.	Planning and Development	The use of a church or house of worship will require approval of a Special Exception followed by approval of an Engineered Site Plan that meets all requirements of the Seminole County Land Development Code including but not limited to: parking, access, landscape buffers, and stormwater.	Informational
23.	Planning and Development	Parking requirements for a Church or House of Worship are as follows: 1 space for every 5 seats provided in the auditorium. Parking stalls must be a minimum of 10-feet X 20-feet in size. Must meet ADA requirements.	Informational
24.	Public Safety - Fire Marshal	This project would require a change of use and the building to meet the requirements of the Florida Fire Prevention Code, 7th ED, 2020. (Or applicable code at time of building permit application)	Informational
25.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
26.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
27.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.	Informational
28.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
29.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Informational
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A" class soils.	Informational
31.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Informational
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Informational

33.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Sand Lake Road which does not seem to have a viable drainage system in this section of the road.	Informational
34.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
35.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
36.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Informational
37.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational
38.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. Access to the property may be required to be limited to a right in and right out only. This would have to be evaluated at final engineering review.	Informational
39.	Public Works - Engineering	The site would have to provide parking for the site in accordance with the land development code. Generally, all parking has to be paved. The access aisles will have to be paved.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Environmental Services			No review required
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Please see informational checklist items. Tony Coleman, 407-665-7581

INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7454

Title:

THE GOOD POUR MARKETPLACE - PRE-APPLICATION

Project Number:

22-80000175

Project Description:

Proposed Site Plan for a wine and spirits retail marketplace on 0.75 acres in the C-1 Zoning District

Project Manager:

3- Constantine

Parcel ID:

04-21-29-523-0000-0010

BCC District:

3- Constantine

Applicant:

Raymond Horal (407) 227-3252

Consultant:

N/A

RECEIVED

DEC 14 2022

Planning & Development
Division

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
DEVREVDISK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000175
PM: Annie
REC'D: 12-14-22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: The Good Pour Marketplace
PARCEL ID #(S): 04-21-29-523-0000-0010
TOTAL ACREAGE: 6,620 SF 0.75 BCC DISTRICT: 3-Constantine.com
ZONING: C-1 FUTURE LAND USE: The Good Pour Marketplace - full building

APPLICANT

NAME: Raymond Horal & Giuliana Rossi COMPANY: The Good Pour
ADDRESS: 533 Balmoral Rd.
CITY: Winter Park STATE: FL ZIP: 32789
PHONE: 407 227 3252 EMAIL: ray@goodpour.com

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: The Good Pour is a tech-enabled wine & spirits retail marketplace that caters to the Millennial mindset of valuing self, society & the planet. When guests shop at The Good Pour, we donate a portion of our profits to the partner charity of their choice. Some retailers give sometimes. The Good Pour gives on every purchase, every time. By infusing wine & spirits with philanthropy, we are turning transactions into connections that make the world a better place.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 12-22-22 COM DOC DUE: 12-28-22 DRC MEETING: 1-4-23

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: C-1 FLU: Com LOCATION: SBOA W SR434 +
W/S: Seminole County BCC: 3-Constantine pine hollow pt.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771
 PLANDESK@SEMINOLECOUNTYFL.GOV
 TELEPHONE: (407) 665-7371
 www.seminolecountyfl.gov

PRE-APPLICATION

PURPOSE

The pre-application process is an informal exchange of ideas and information in response to concept development plans provided by the applicant to help the applicant determine the next steps of the development proposal. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. <http://seminolecountyfl.gov/guide/codes.aspx>

PROCESS

Once the pre-application and fee are received, it will be assigned a project number, processed and routed out to various departments for review. The Project Manager and other applicable departments will review the project and provide comments via e-mail. The Project Manager may request a pre-application meeting, which will be held during the Development Review Committee (DRC) meeting on Wednesday mornings. If a meeting is necessary, the applicant will be advised via e-mail of their scheduled meeting date and time.

REQUIRED ATTACHMENTS

- Application and Fee
- Detailed narrative
- Site map of existing conditions
- Site sketch of proposal

DELIVERY METHODS

Completed forms and all of the above required attachments may be sent via:

- **E-mail:** devrevdesk@seminolecountyfl.gov
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771

**PRE-APPLICATIONS WILL NOT BE ACCEPTED
 WITHOUT A PROPOSED DEVELOPMENT**

Say hello to



A premier wine and spirits marketplace

Pre-Application

2648 W. SR 434
Longwood, FL



Flagship Winter Park location

EXISTING SITE

Existing Site

**2648 W. SR-434
Longwood, FL**

6,620 Sq Ft
C-1 Zoning

Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size

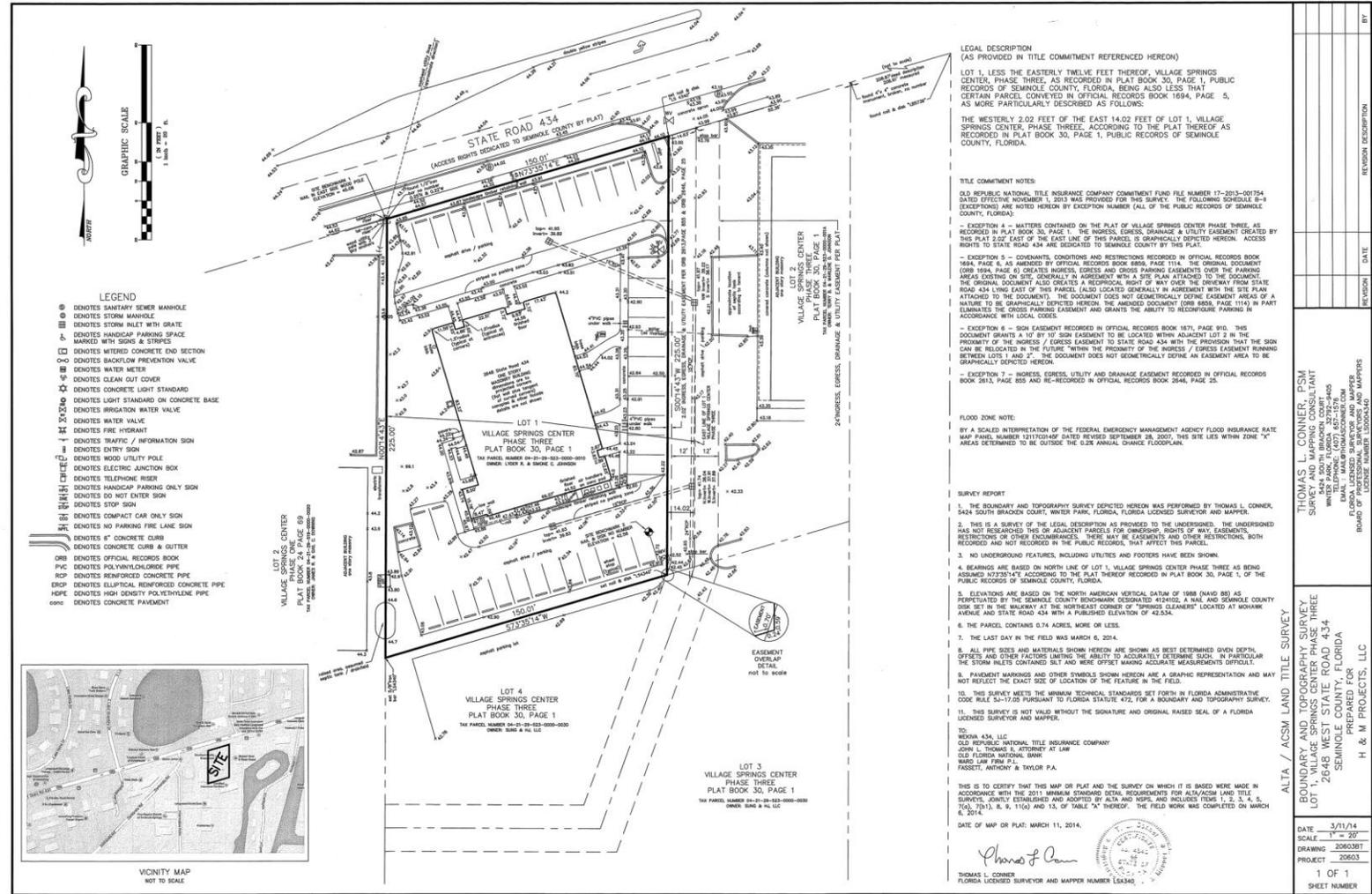


Existing Site

2648 W. SR-434 Longwood, FL

6,620 Sq Ft
C-1 Zoning

Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size



Existing Site

2648 W. SR-434 Longwood, FL

6,620 Sq Ft
C-1 Zoning

Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size

Property Highlights

- 6,620 SF freestanding building available for lease
- 31 designated parking spaces
- Top panel of pylon sign available
- Frontage along SR-434
- Close proximity to SR-436 and I-4
- Desirable location with access to well established, affluent neighborhoods

Area Demographics



Population

1-Mile: 10,717
3-Mile: 84,027
5-Mile: 190,922



Households

1-Mile: 4,632
3-Mile: 34,787
5-Mile: 77,723



Daytime Population

1-Mile: 10,911
3-Mile: 82,110
5-Mile: 213,056



Average HH Income

1-Mile: \$102,630
3-Mile: \$103,939
5-Mile: \$104,875





LEADING WITH PURPOSE - BOHO Ventures was founded in September 2021 with a vision to harness the power of retail and channel it into an altruistic force for good, all while fueling the long-term growth of independent wine & spirit retail operators throughout the U.S.

Found inherently in the purposes of our brands, we identified a common thread between our each of our entities – the capacity to make a difference. By connecting culture and creativity to a greater good, we are fueling the human spirit – one customer, one cocktail and one community at a time.

Our strategy is authentic (true to who we are), relevant (meets our users' needs), unique (stands out in the category), and aspirational (fits today and extends to a vision of tomorrow).

In an industry facing increasing disruption, our leaders saw an opportunity to build a company unlike any other – one that brings together differentiated yet complementary partners and aims to make them stronger than they would be on their own.



SOFTWARE



BRICK & MORTAR





Retail with heart

When you shop at **The Good Pour**, we donate a portion of **our profits** to the partner charity of **your choice**.

Some retailers give sometimes.
The Good Pour gives on every
purchase every time.

WORLD MARLBOROUGH
SWAMPON BLANC

\$15.99

79¢

TO YOUR
CHARITY

Why it works:



By infusing wine and spirits with philanthropy, we are turning transactions into connections that make the world a better place. ♡

What we will be known for...

RETAIL EXCELLENCE



Positive.

We are in the business of celebration. All the things that make life worth living, we strive to make them more memorable. We also believe in helping others and facilitating that help so more people can join us in making an impact.

CUSTOMER OBSESSION



All In.

Delighting customers. Curating unforgettable experiences. Giving to charity with every sale, every time. We are devoted to doing everything with exceptional purpose.

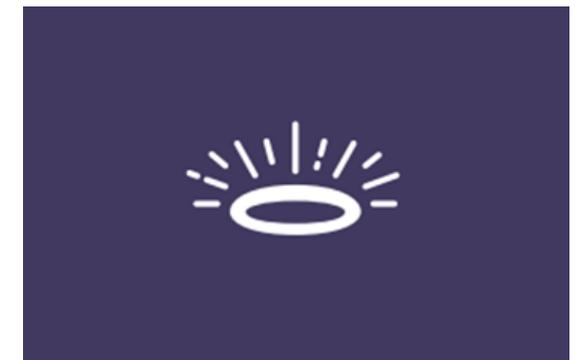
RELENTLESS INNOVATION



Vision.

Harnessing the power of retail and channeling it into an altruistic force for good.

LEADING WITH PURPOSE



Sincere.

What we do, at it's core, comes from the heart. A genuine purpose to do more than just "sell". We have a calling and believe that doing for others is life's ultimate success.

**PROPOSED
SITE SKETCH**



LE POUR MORE INTO: FOLLOWING THROUGH YOUR HOBBY THE RECIPE THE MUG
INCLUDING GRATITUDE VOLUNTEERING THE CAUSE RESPECTING MATHS HONORING
THE LONG GA ANT IMPROVE ING "I LOVE YE

POUR BOARD

THE GOOD
power



POUR MORE INTO

REFLECTING OFFERING HELP GIVING BACK LIFTING UP THE IMPOSSIBLE POUR MORE INTO: FOLLOWING THROUGH YOUR HOBBY THE RECIPE THE MUG
SIDE HUSTLE THE BAND THE CROWD BEING POSITIVE WELCOMING INCLUDING GRATITUDE VOLUNTEERING THE GARDEN RESPECTING M
MAKING MEMORIES EXPRESSING YOUR FEELINGS SUMMER BREAK BY THE LONG STANT IMPROVING SAYING "I LOVE

POUR BOARD



POUR BOARD



THE POUR BOARD
When pairing beer with food, it's important to consider the flavors of both. The Pour Board is a guide to help you choose the right beer for your meal. It lists various beer styles and their recommended food pairings.

THE GOOD
Pour

POUR MORE INTO

JOIN US!

In a mission for a more sustainable future and mix your own cocktail.

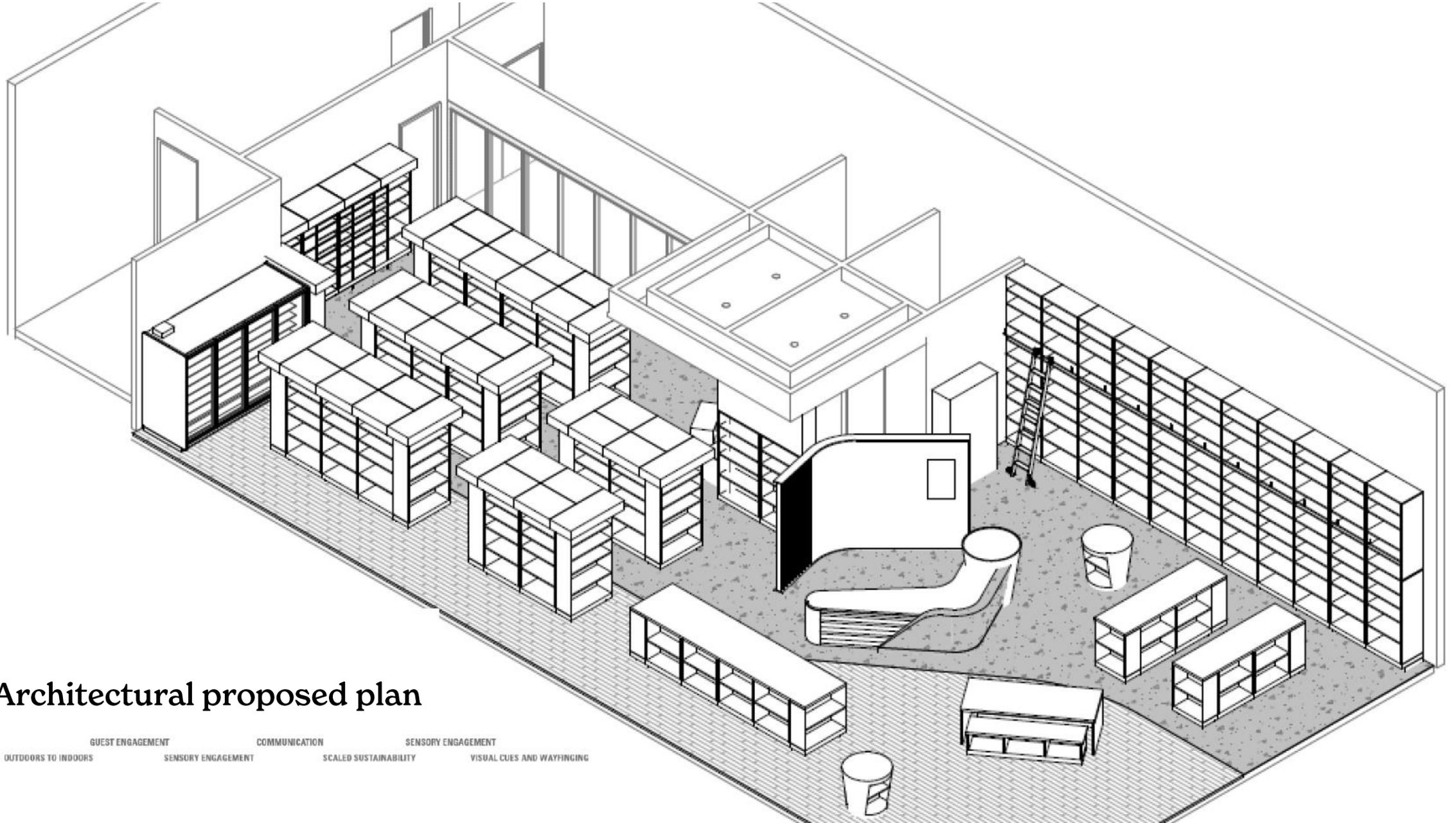
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#GOOD
POI



PROPOSED PLAN



Architectural proposed plan

GUEST ENGAGEMENT COMMUNICATION SENSORY ENGAGEMENT
OUTDOORS TO INDOORS SENSORY ENGAGEMENT SCALED SUSTAINABILITY VISUAL CUES AND WAYFINDING

OUR MARKETPLACE

- GIFTING
- CANDLES
- DRINKWARE/BARWARE
- OLIVE OIL
- FLOWERS/PLANTS
- COFFEE
- ENTERTAINING ESSENTIALS
- STATIONERY
- RECIPE BOOKS
- WINE CLASSES
- MIXOLOGY CLASSES
- ...AND MORE



DESIGN DRIVERS

OVERALL: TOGETHER, WE WILL DESIGN A MISSION BASED, HOSPITALITY DRIVEN WINE & SPIRITS RETAIL ENVIRONMENT THAT WILL DEEPLY CONNECT WITH GUEST'S & ASSOCIATES DESIRES OF SERVICE TO THEIR COMMUNITY AND A SENSE OF BELONGING TO SOMETHING WITH A GREATER PURPOSE. WE'LL DO SO BY TRANSFORMING GUEST'S EXPECTATIONS OF THE WINE & SPIRITS SHOPPING EXPERIENCE IN A FLEXIBLE ENVIRONMENT THAT BUILDS ANTICIPATION, PIQUES CURIOSITY, CELEBRATES PARTNERS AND ENLIGHTENS AND GUIDES GUESTS TO MAKE CHOICES THAT ARE MOST MEANINGFUL TO THEM.



GUEST ENGAGEMENT: INSIDE THE STORE, WE'LL LOOK TO IMMEDIATELY COMMUNICATE THE MISSION OF THE GENEROUS POUR THROUGH VARIOUS MESSAGING MEDIUMS, TAKING ADVANTAGE OF ALL POSSIBLE SURFACES TO DO THIS THOUGHTFULLY, WITH AN EYE TOWARDS EDUCATION, INCLUSION, HUMOR AND HUMILITY.



SCALED SUSTAINABILITY WITH FUTURE GOALS OF GROWTH, WE'LL DEVELOP A STRATEGY TO SCALE SUSTAINABILITY EFFORTS IN BOTH LEASED AND OWNED PROPERTIES, EMPLOYING SOLUTIONS THAT WILL HAVE THE GREATEST IMPACT AND ROI IN BOTH FIRST AND LIFE CYCLE COSTS.



SENSORY ENGAGEMENT: CRAFTING THE GUEST EXPERIENCE, WE'LL LOOK FOR OPPORTUNITIES TO ENGAGE ALL SENSES, THROUGH MUSIC, LIGHTING AND SCENT. THE SENSORY GUEST EXPERIENCE WILL BE FURTHER SUPPORTED THROUGH THE USE OF AUTHENTIC MATERIALS, FINISHES AND FURNISHINGS THAT INCLUDE ELEMENTS LIKE BRICK, CONCRETE, STEEL, WOOD & LEATHER.



OUTDOORS TO INDOORS: VIEWED FROM THE OUTSIDE, THE STORE SHOULD BE BOTH WELCOMING AND CAPTIVATING, WITH THE TRANSPARENCY, BRIGHTNESS AND WARMTH OF THE SPACE SETTING THE EXPECTATION OF AN ELEVATED SHOPPING EXPERIENCE WHILE DEVELOPING A RECOGNIZABLE BRAND PRESENCE.

COMMUNICATION: THE STORE WILL BE DESIGNED TO SUPPORT MARKETING'S STRATEGIES TO CONNECT WITH GUESTS ACROSS MULTIPLE COMMUNICATION PLATFORMS, CREATING BOTH PERMANENT AND FLEXIBLE OPPORTUNITIES FOR SIGNATURE MOMENTS WITHIN THE SPACE TO ENABLE CURATED, MEMORABLE EXPERIENCES.



VISUAL CUES AND WAYFINDING: WILL BE DELIBERATELY PLANNED TO SUPPORT UNCLUTTERED MERCHANDISING SOLUTIONS THAT PROVIDE CLARITY AND INSPIRATION TO EACH GUEST.



Indoor

Hospitality driven retail environment

Open floorplan with guest engagement opportunities

Premium displays and retail activation

New flooring and ceiling enhancements

Implementing sustainable solutions where feasible

Elevated customer shopping experience through brand signature moments

Outdoor

Maintain retro feel of building while upgrading to new look and feel

Upscale landscaping and up lighting to enhance exterior appeal

Premium branding with minimalist signage in order to maintain uncluttered exterior

Allowing windows to act as transparency into space

Upgrade back corner section of abandoned storage

We're just getting started!

Where we'll be in Florida 2023 - 2024



Winter Garden - **Jan '23**

Gainesville - **March '23**

Winter park - **May '23**

Hamlin - **Oct '23**

Longwood - **June '23**

Oviedo - **Aug '23**

Lake Mary - **Oct '23**

Dr. Phillips - **June '24**





WINTER PARK

MAY 2023

CORPORATE FLAGSHIP LOCATION





WINTER GARDEN

OCTOBER 2023

Building is a two-story retail space located within the Hamlin Development. First floor contains 6,000 sq ft of The Good Pour Retail and covered exterior patio, and 4,000 sq ft of TGP Gifting, e-commerce, and warehouse space. Upper floor is a 5,000 sq ft cigar lounge and rooftop patio. Entry to both spaces is through an interior glass atrium via open stairs and elevator.



Our team

Diverse in talent and united by an energy to do things differently, we are building something larger and more lasting than ourselves.



Ray Horal
Co-Founder, Sales



Giuliana Rossi
Co-Founder, Marketing



Ron Boucher
Exec. Creative Director



Susan Boucher
Dir. of Strategic Partnerships



Bree Watson
Director of Creative Content



Carly Hollowell
Director of Social Media



Caitlin Glassman
Wine Director



Taylor Periu
Franchise Coordinator



Todd Grasley
Public Relations



Our difference:

Full of purpose and pride to do the right thing, we believe in a greater good and are determined to make the world a better place.

We believe in a well-crafted experience.
We believe in our collective impact.
We believe in doing more.





Thank you!

Ray Horal
ray@goodpour.com
407 227 3252



This document is confidential and for internal purposes only.

Property Record Card



Parcel 04-21-29-523-0000-0010

Property Address 2648 W SR 434 LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

Parcel	04-21-29-523-0000-0010
Owner(s)	WEKIVA 434 LLC
Property Address	2648 W SR 434 LONGWOOD, FL 32779
Mailing	558 W NEW ENGLAND AVE STE 200 WINTER PARK, FL 32789-4256
Subdivision Name	VILLAGE SPRINGS CENTER PH 3
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	11-STORES GENERAL-ONE STORY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$412,262	\$414,242
Depreciated EXFT Value	\$18,267	\$16,251
Land Value (Market)	\$409,730	\$409,730
Land Value Ag		
Just/Market Value	\$840,259	\$840,223
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$12,693
P&G Adj	\$0	\$0
Assessed Value	\$840,259	\$827,530

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$11,265.79 **2022 Tax Savings with Exemptions** \$100.88
2022 Tax Bill Amount \$11,164.91

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 (LESS ELY 14.02 FT)
VILLAGE SPRINGS CENTER PH 3
PB 30 PG 1

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$840,259	\$0	\$840,259
SJWM(Saint Johns Water Management)	\$840,259	\$0	\$840,259
FIRE	\$840,259	\$0	\$840,259
COUNTY GENERAL FUND	\$840,259	\$0	\$840,259
Schools	\$840,259	\$0	\$840,259

Sales

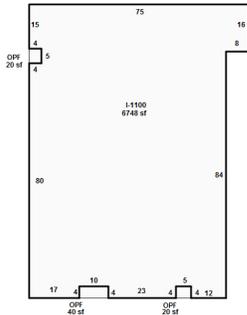
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	03/01/2014	08230	1553	\$800,000	Yes	Improved
SPECIAL WARRANTY DEED	07/01/1993	02613	0857	\$322,500	No	Improved
CERTIFICATE OF TITLE	07/01/1991	02320	1394	\$740,000	No	Improved
WARRANTY DEED	03/01/1988	01959	1274	\$410,000	Yes	Improved
WARRANTY DEED	05/01/1984	01556	0737	\$130,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			33890	\$12.09	\$409,730

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages								
1	MASONRY PILASTER .	1985/2010	1	6748.00	CONCRETE BLOCK-STUCCO - MASONRY	\$412,262	\$485,014	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>20.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>40.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>20.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	20.00	OPEN PORCH FINISHED	40.00	OPEN PORCH FINISHED	20.00
Description	Area															
OPEN PORCH FINISHED	20.00															
OPEN PORCH FINISHED	40.00															
OPEN PORCH FINISHED	20.00															



Sketch by Apex Sketch

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07003	NO DESCRIPT UNIT 104	County	\$12,000	12/7/1994	10/1/1994
00902	PH 3 STE B NO DESCRIPTION	County	\$15,000	10/11/1994	2/1/1994
10123	SOUTHERN REALTY - INTERIOR	County	\$12,000		11/1/1993
07200	INTERIOR PRS CAREER ACADEMY	County	\$2,000		7/1/1993
08054	H & R BLOCK	County	\$1,800		12/1/1994
10262	INSTALL 18" CHANNEL LETTERS	County	\$1,986		5/23/2005
09244	PERMIT DOES NOT STATE WORK DESCRIPTION; SO REALTY/HR BLOCK STE 100 & 104	County	\$2,800	12/17/1998	11/1/1998
11003	ELECTRICAL	County	\$6,500		11/10/2014
09986	TWO 3' X 6' WALL SIGNS - TRUE VALUE	County	\$600		10/8/2014
07479	DUMPSTER ENCLOSURE	County	\$5,000		7/30/2014
06035	INSTALL WALL SIGN & HOOK-UP TO EXISTING ELECTRICAL	County	\$3,000		6/19/2014
07480	FENCE - SCREEN WALL ENCLOSURE	County	\$7,000		7/30/2014
02531	INTERIOR ALTERATION/REROOF - TRUE VALUE HARDWARE	County	\$143,483	9/22/2014	3/24/2014
04194	REROOF	County	\$24,500		5/7/2014

Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	02/01/1985	630	\$1,021	\$2,552
COMMERCIAL ASPHALT DR 2 IN	02/01/1985	11,352	\$9,263	\$23,158
WALKS CONC COMM	02/01/2014	351	\$1,102	\$1,422
STUCCO WALL	02/01/2014	1,062	\$5,572	\$7,190
STUCCO WALL	02/01/2014	156	\$818	\$1,056
6' CHAIN LINK FENCE	02/01/2014	69	\$491	\$701

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	40

School Information

Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/14/2022 3:07:26 PM
Project: 22-80000175
Credit Card Number: 53*****7753
Authorization Number: 150671
Transaction Number: 141222018-29771D31-D007-4AB6-A36E-93964E8467FD
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	THE GOOD POUR MARKETPLACE - PRE-APPLICATION	PROJ #: 22-80000175
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/14/22	
RELATED NAMES:	EP RAYMOND HORAL	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-21-29-523-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WINE AND SPIRITS RETAIL MARKETPLACE ON 0.75 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	0.75	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-1	
LOCATION	SOUTHEAST OF WEST STATE ROAD 434 AND PINE HOLLOW POINT	
FUTURE LAND USE	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAYMOND HORAL - THE GOOD POUR GIULIANA ROSSI 533 BALMORAL ROAD WINTER PARK FL 32789 (407) 227-3252 ray@goodpour.com		

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

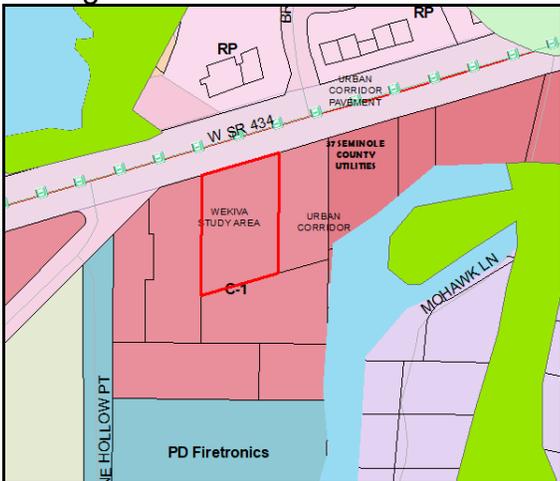
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- Per Sec. 30.1353 (4) (a) –any alcohol beverage establishment requires a minimum separation requirement of 1,000 square feet from any church or school.
- The proposed site is not a minimum of 1,000 feet from the “Sanlando Springs First Baptist Church” at 742 Sanlando Road. This site does not meet the 1,000 foot separation requirements per Sec. 30.1353 (4)(a). The permitted use of alcohol retail sales and consumption would not be allowed due to the separation requirements.
- The applicant does have the option to apply for a PD (Planned Development) Rezone, which could approximately take up to six (6) months.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30ZOR_E_PT67LASCBU	Informational
2.	Buffers and CPTED	Additional landscaping may be required depending on extent of changes to site. For a full buffer review, please provide the floor area ratio, building height, and hours of operation with the site plan application.	Informational
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.	Informational
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
7.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9.	Comprehensive Planning	The subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17.	Informational
10.	Comprehensive Planning	The subject parcel has a future land use classification of COM (Commercial), which allows a maximum intensity of 0.35 floor area ratio.	Informational
11.	Comprehensive Planning	The proposed use of wine and spirits retail is compatible with the COM future land use.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Informational
13.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the net new trip generation between the existing use and the proposed use is more than 50 new peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational

14.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this special district.	Informational
15.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Informational
16.	Planning and Development	<p>Per Sec. 30.153 (4) - Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(A) Churches. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church.</p> <p>(B) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverage's establishment to the nearest lot line of the school.</p> <p>(C) Residential properties.</p> <p>No closer than the following: provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <p>(i) Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.</p> <p>(ii) One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p>	Informational

17.	Planning and Development	<p>Approval for a PD (Planned Development) is obtained through a two-step process.</p> <p>The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order.</p> <p>The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Informational
18.	Planning and Development	<p>During the PD Rezone process after all of the comment have been met: The first step is the PD rezone would be presented to the Planning and Zoning Commission as a public hearing item for recommendation to the Board of County Commissioners.</p> <p>After the Rezone has been to the Planning and Zoning Commission, the second step would require the PD Rezone to be presented to the Board of County Commissioners as a public hearing item to be approved or denied.</p>	Informational
19.	Planning and Development	<p>Community meeting requirements: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances, please see link for the following requirements that must be met by the applicant.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Informational
20.	Planning and Development	<p>New Public Notification Procedures are required, please see link for the following requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Informational
21.	Planning and Development	<p>Open Space requirements: Sec. 30.451 (e) (2)- For Non-Residential for PD: 20% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>	Informational
22.	Public Safety - Fire Marshal	<p>Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.</p>	Informational
23.	Public Safety - Fire Marshal	<p>This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)</p>	Informational

24.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1)Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2)A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).3)Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
25.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
26.	Public Works – Engineering	No specific issues noted for drainage. Please note that any additional impervious would require evaluation of the existing drainage system and may require additional stormwater retention to be provided.	Informational
27.	Public Works-Engineering	No specific traffic issues noted. The change in use would have to be reviewed for traffic and parking changes.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status	Reviewer Comments
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov		
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	407-665-2040
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	407-665-5764

Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas

www.seminolecountyfl.gov/gm/building/flood/index.aspx

Watershed Atlas

www.seminole.wateratlas.usf.edu

Seminole Co. Property Appraiser

www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2022-7494

Title:

CITY CHURCH OF ORLANDO - SPECIAL EXCEPTION

Project Number:

22-32000011

Project Description:

Proposed amendment to prior Special Exception to relocate and repurpose the worship center and add recess field on 11.92 acres in the a-1 Zoning District

Project Manager:

Kathy Hammel (407) 665-7389 (khammel@seminolecountyfl.gov)

Parcel ID:

31-19-30-300-012A-0000

BCC District:

5-Herr

Applicant:

RM Strategies 407-872-1515 permitting@evansenginc.com

Consultant:

N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ #: _____

BS #: _____

MEETING: _____

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input checked="" type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

PROPERTY

PARCEL ID #: 31-19-30-3000-012A-0000, 31-19-30-3000-0130-0000, 31-19-30-300-013C-0000, 31-19-30-502-0000-1380	
ADDRESS: 1711 S Orange Blvd.	
TOTAL ACREAGE: 12.07	CURRENT USE OF PROPERTY: church
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: A-1	FUTURE LAND USE: LDR
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO	

OWNER

NAME: City Church of Orlando - Eugene Smith, Pastor COMPANY: City Church of Orlando		
ADDRESS: 1711 S. Orange Blvd		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-321-9600	EMAIL: eugene@citychurchfl.org	

APPLICANT/CONSULTANT

NAME: RM Strategies, Inc. - Randall Morris		COMPANY: RM Strategies, Inc.
ADDRESS: 1711 S. Orange Blvd		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-872-1515	EMAIL: permitting@evansenginc.com	



 SIGNATURE OF OWNER/AUTHORIZED AGENT

11/30/2022

 DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): (501c3)

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
EUGENE R. SMITH	Pres	(1747 PIEDMONT PLACE)	N/A
LAURA J. SMITH	V. PRES	(LAKE MARY, FL 32746)	N/A
ROBERT K WILLIAMS	S/TREAS	160 OAK VIEW CIR L. MARY FL	N/A

(SEE ADD'L SHEETS) (Use additional sheets for more space) 32746

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

ADDITIONAL OFFICERS:

- MARCUS GOSS - DIRECTOR - 1057 BLACKWOOD ST.
ALTAMONTE SPRINGS, FL
32701
- DAVID LEE - DIRECTOR - 216 S. CRYSTAL DR.
SANFORD, FL 32773
- RICHARD MILES - DIRECTOR - 2460 MONTE CRISTO WAY
SANFORD, FL 32771

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

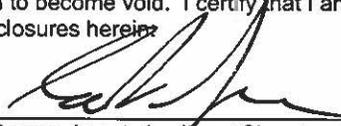
(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

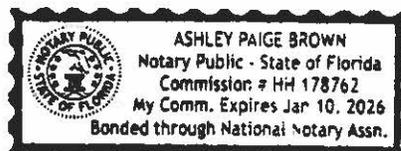
Date 11/30/2022


 Owner, Agent, Applicant Signature

**STATE OF FLORIDA
 COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 30th day of November, 2022, by Eugene Smith, who is personally known to me, or has produced _____ as identification.


 Signature of Notary Public



Ashley Brown
 Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, City Church of Orlando - Eugene Smith, Pastor, the owner of record for the following described property (*Tax/Parcel ID Number*) 31-19-30-3000-012A-0000, 31-19-30-3000-0130-0000, 31-19-30-300-013C-0000, 31-19-30-502-0000-1380 hereby designates RM Strategies, Inc - Randall Morris to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

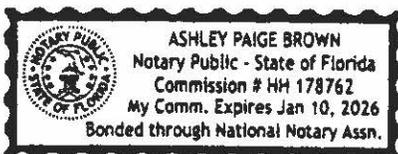
11/30/2022
Date

Eugene Smith
Property Owner's Signature

City Church of Orlando, Eugene Smith, Pastor
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Eugene Smith (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 30TH day of November, 2023.



Ashley Brown
Notary Public

ATTACHMENT CHECKLIST

- APPLICATION
- APPLICATION FEE
- OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- OWNER'S AUTHORIZATION FORM, IF APPLICABLE
- STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will not automatically be scheduled for your item; one must be requested. Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on 12/29/2022, in order to place you on the Wednesday, 01/04/2023 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM), IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	CITY CHURCH OF ORLANDO - SPECIAL EXCEPTION	PROJ #: 22-32000011
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	11/30/22	
RELATED NAMES:	BS2022-11	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	31-19-30-300-012A-0000	
PROJECT DESCRIPTION	PROPOSED AMENDMENT TO PRIOR SPECIAL EXCEPTION TO RELOCATE AND REPURPOSE THE WORSHIP CENTER AND ADD RECESS FIELD ON 11.92 ACRES	
BCC DISTRICT	5-HERR	
CURRENT ZONING	A-1	
LOCATION	SE OF WILSON ROAD AND ORANGE BLVD	
APPLICANT:	CONSULTANT:	
RM STRATEGIES 1711 S. ORANGE BLVD SANFORD FL 32771 (407) 872-1515 PERMITTING@EVANSENGINC.COM		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review

system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

1	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Informational
2	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Informational
3	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
4	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational

5	Building Division	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (7th ED. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Informational
6	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational
7	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
9	Public Safety - Fire Marshal	All structures proposed to be occupied by students shall comply with the Florida Fire Prevention Code, adopted edition at time of permitting, NFPA 101, CH 14, New Educational and CH 15 Existing Educational.	Not Met
10	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.	Not Met

11	Public Safety - Fire Marshal	<p>The requirements below shall be on all site plans as notes for sprinkled buildings: a)At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.b)The fire line for sprinkled buildings starts at the double detector check valve.c)No other water connection shall be off of the fire line.d)The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided.e)Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.</p>	Not Met
12	Public Safety - Fire Marshal	<p>Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided</p>	Not Met

13	Public Safety - Fire Marshal	Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Not Met
14	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition). NFPA 24, 5.2.1 Hydraulic calculations shall show that the main is able to supply the total demand at the appropriate pressure.	Not Met
15	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1).	Not Met
16	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Not Met

17	Public Safety - Fire Marshal	Acknowledge, 'Not Met' comments as requirements upon final engineering and/or site development in for of response letter.	Not Met
18	Buffers and CPTED	Please provide the ISR for staff to determine lansdscape buffer requirements. Additonal comments may be generated based on resubmittal.	Not Met
19	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292. This must be indicated on the landscape plan when submitting for site plan review.	Informational
20	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
21	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
22	Buffers and CPTED	Please be aware a landscape plan must be submitted with the site plan application and must indicate the width, length, opacity, plant unit selection, and plant calculations for each required landscape buffer.	Informational
23	Buffers and CPTED	Please be aware that required landscape buffering may impact site design. Please add a note to the plan to indicate landscape buffers will be provided in compliance with SCLDC Ch. 30 Part 67.	Not Met
24	Public Works - Engineering	No specific issues with the special exception for traffic. Please note that the access and turn lanes will have to be addressed at final engineering.	Informational

25	Public Works - Engineering	No specific issues noted with the special exception for stormwater. This is a land locked area and at final engineering the retention will have to be evaluated and show that it holds the entire 100-year storm event onsite.	Informational
26	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Not Met
27	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Not Met
28	Planning and Development	Will the outdoor recreation area have lights? Please provide the hours the outdoor area will be in use.	Not Met

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Status
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete Recommend Approval
Planning and Development	Kathy Hammel	khammel@seminolecountyfl.gov	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Approved
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	No Review Required
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
Xx/xx/2019	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Xx, xx, xx

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafll.org